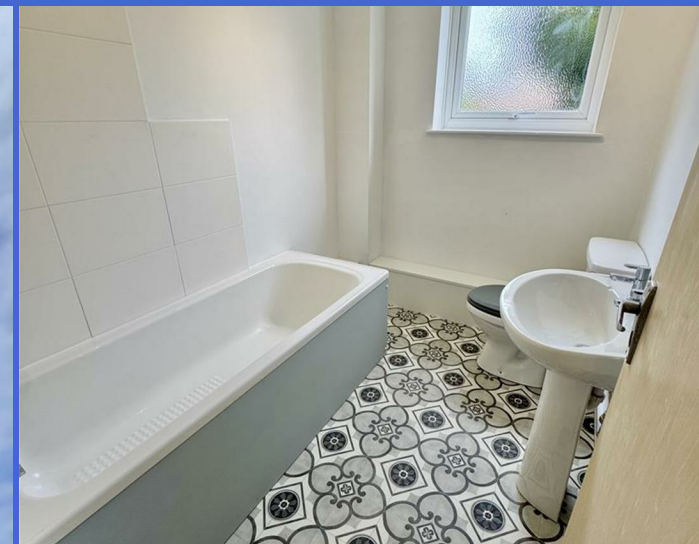




PR 
PROPERTY

13 Garden Court Gardenia Avenue, Luton, LU3 2PE
Offers over £170,000

- PR Property
- Refurbished bathroom
- Suitable for first-time buyers and investors
- Two bedrooms with fresh décor
- Garage included for storage or parking
- Potential rental yield of £1,200 pcm
- New gas boiler installed
- 147-year lease remaining
- No Chain

**** Exclusive to PR Property **** Perfect for first-time buyers and investors alike. This two-bedroom home benefits from recent updates including a new gas boiler and a modernised bathroom, enhancing comfort and efficiency. Freshly redecorated throughout, the property is ready to move into and features a lengthy 147-year lease. A garage adds practical value for parking or storage. Investors will be drawn by the estimated rental income of £1,200 per calendar month. Situated in a well-established part of Luton, this property combines convenience with strong investment potential, and low service charges, all offered at a great price.

ENTRANCE HALL

LIVING ROOM 10'9" X 16'2" (3.27M X 4.92M)

KITCHEN 6'8" X 11'2" (2.03M X 3.40M)

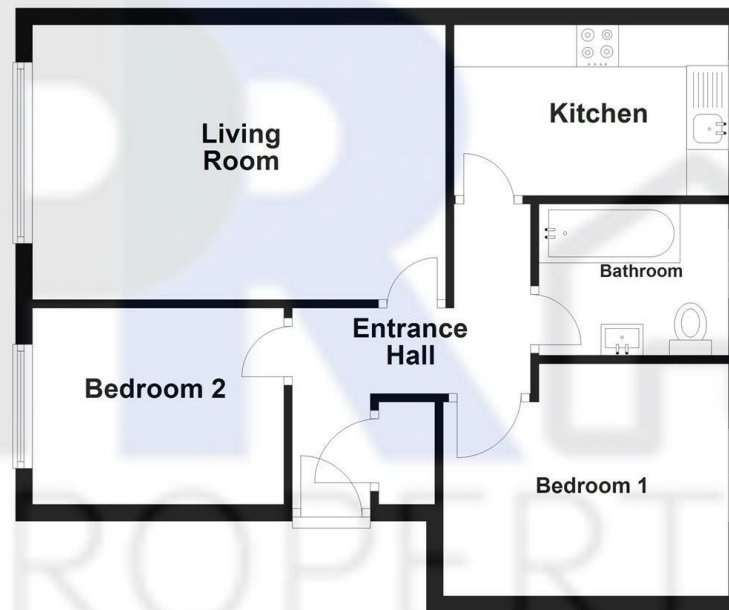
BEDROOM 1

BEDROOM 2 7'8" X 9'10" (2.34M X 2.99M)

BATHROOM 5'11" X 7'5" (1.80M X 2.26M)

Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Total area: approx. 51.3 sq. metres (552.1 sq. feet)

13 GARDEN COURT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	78
EU Directive 2002/91/EC		