



Calibra Court, 107 Kimpton Road, Luton, LU2 0GU

Nestled on the charming Kimpton Road in Luton, this delightful apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The apartment features a welcoming reception room, providing a versatile space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the apartment maximises space, creating an inviting atmosphere throughout.

Situated in a vibrant area, residents will benefit from easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a lively community. Additionally, the transport links in the vicinity offer seamless connections to Luton and beyond, enhancing the appeal for commuters.

This apartment on Kimpton Road presents a wonderful opportunity for anyone looking to embrace a comfortable lifestyle in a well-connected location. Whether you are a first-time buyer or seeking a rental property, this charming home is sure to impress.

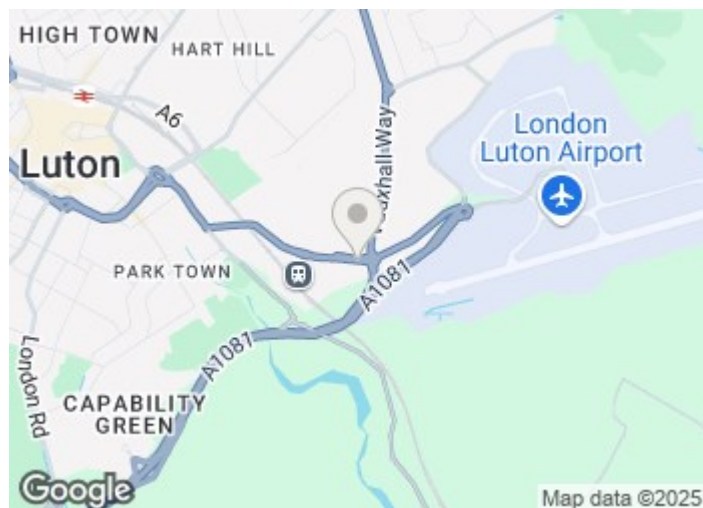
£1,100 Per Calendar Month

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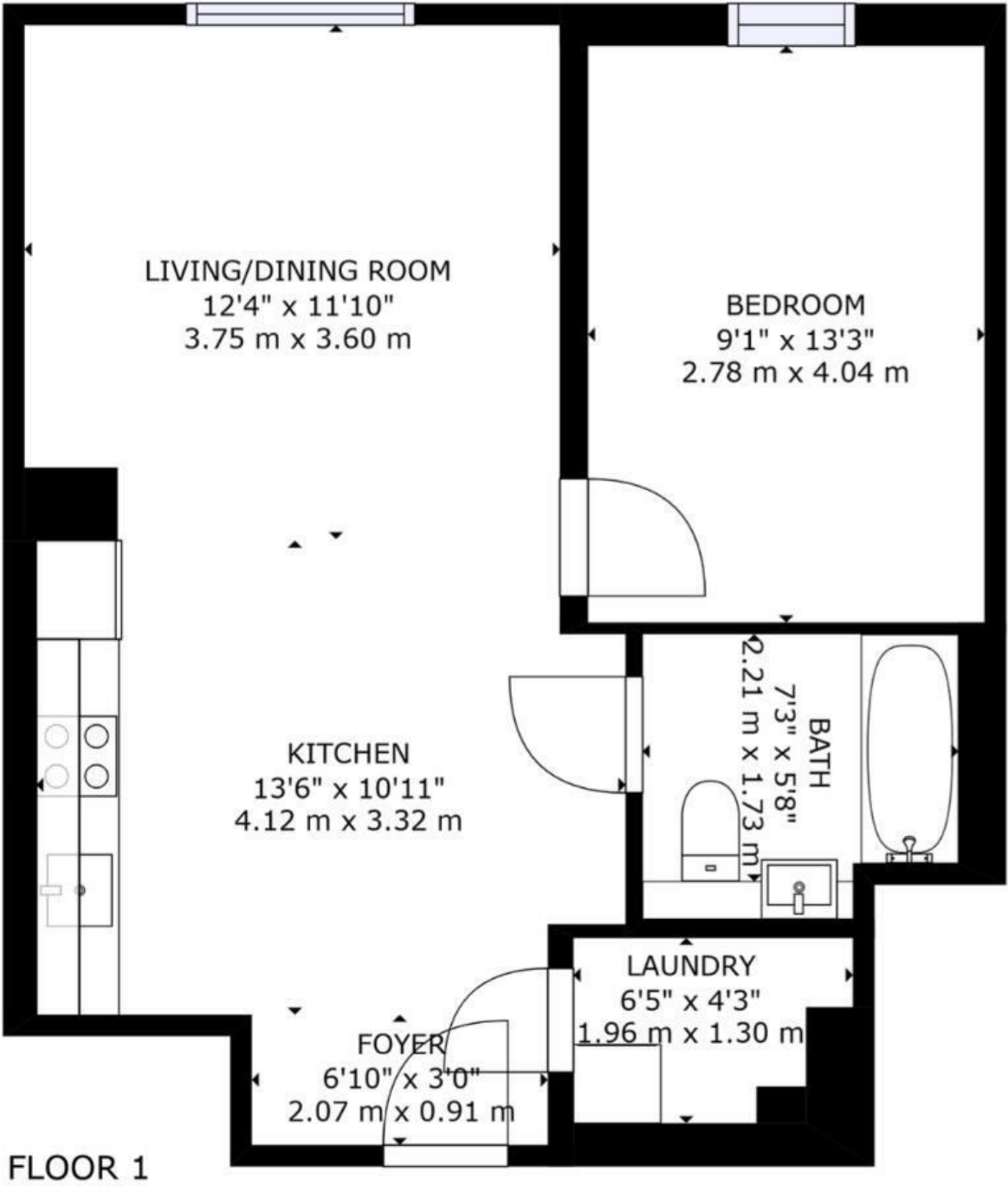
- ONE BEDROOM APARTMENT
- BRAND NEW
- AVAILABLE FROM 15TH APRIL 2025
- NOTE. This is an unfurnished property;
The furniture photos are for illustrative
purposes only.
- 24 HOUR CONCIERGE
- MODERN
- CLOSE TO TRAIN STATION
- CLOSE TO AIRPORT
- ROOFTOP GARDEN
- THREE PIECE BATHROOM



Directions



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 515 sq. ft, 48 m2
TOTAL: 515 sq. ft, 48 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	