



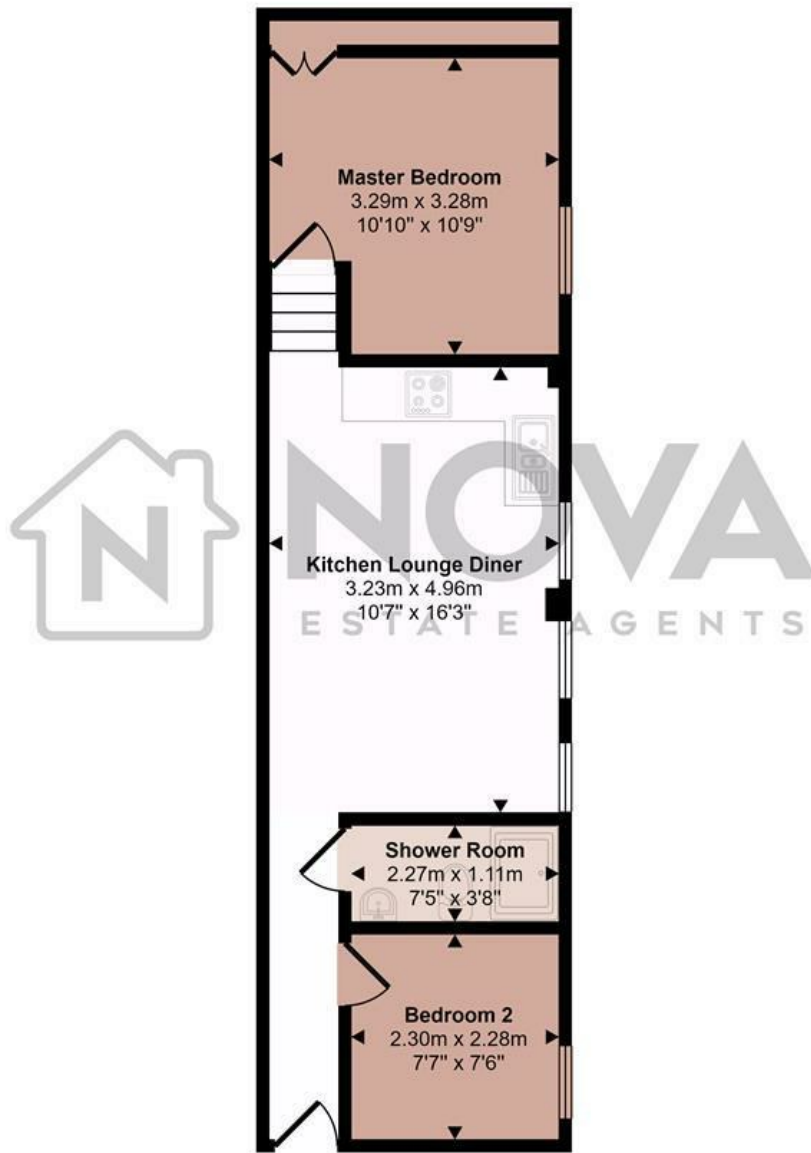
## 30B Clarendon Road, Luton, LU2 7PQ

Charming Two Bedroom Flat on Clarendon Road, Luton  
This delightful two bedroom flat on Clarendon Road offers the perfect blend of convenience and comfort. With a long lease and within walking distance to Luton train station, it's ideal for commuters and first time buyers. The spacious living room is bright and inviting, featuring large windows that allow natural light to flood in. The modern kitchen is well fitted with ample storage and quality appliances. The modern bathroom boasts contemporary fixtures and fittings. This property is a fantastic find in a sought after area. Contact us today to arrange a viewing!

- Nova estate agents
- Walking distance to the train station
- Close to Local Amenities
- Long lease
- 2 Bedroom flat
- Communal parking

£170,000

Approx Gross Internal Area  
40 sq m / 432 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		