



**NOVA**  
ESTATE AGENTS



### 3 Repton Close, Luton, Bedfordshire, LU3 3UL

Presenting an immaculate ground-floor, purpose-built studio flat in the sought-after Repton Close. This generously sized and contemporary flat is perfect for professionals, couples, or anyone looking for a comfortable and stylish living space.

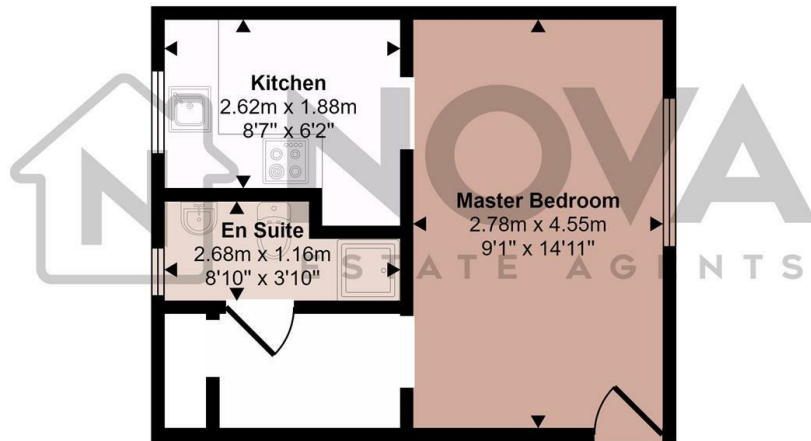
**\*\*Key Features:\*\***

- **\*\*Modern Design:\*\*** The flat boasts a sleek and modern design, ensuring a comfortable and enjoyable living experience.
- **\*\*Spacious Living Area:\*\*** With ample space, the studio flat provides a versatile living area that can be easily tailored to your needs.
- **\*\*Convenient Location:\*\*** Situated just a short distance from the L&D Hospital, this property is ideal for healthcare professionals or anyone seeking proximity to medical facilities.
- **\*\*Local Amenities:\*\*** Benefit from the convenience of nearby shops, cafes, and other essential services, all within walking distance.

- Nova Estate Agents
- Available Now
- Immaculate Ground Floor Studio
- Allocated Parking
- Unfurnished
- Close to Local Amenities and the L&D Hospital

£800 Per month

Approx Gross Internal Area  
25 sq m / 274 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) A			
(81-91) B			
(69-80) C			72
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	