



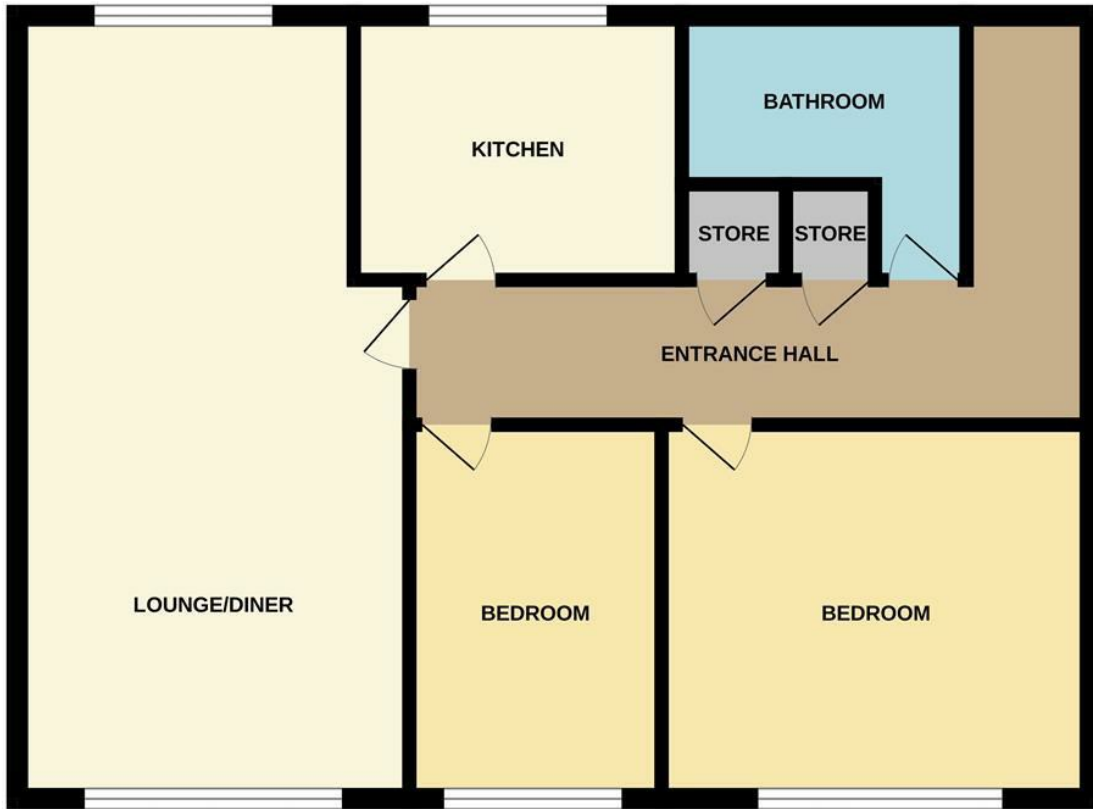
## 4 Petunia Court, Luton, Bedfordshire, LU3 1XT

A two bedroom ground floor flat in Petunia Court in the popular Dorrington Close. This good size flat benefits from, hallway, lounge, family bathroom, two double bedrooms and off road parking. Located a 10 minute walk from Luton town center and train station so its perfect for commuters looking for convenience. With the added benefits of schools and shops in the vicinity it would also be good for a first time buyer looking for a starter home. With its long lease and immaculate grounds this will be popular, so call now to arrange a viewing.

- Ground Floor Flat
- Two Bedrooms
- Off Road Parking
- Close to Schools And Shops

£185,000

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		