



72 Penda Close, Luton, Bedfordshire, LU3 3UU
£1,000 PCM



- One bedroom maisonette available immediately
- Modern fitted kitchen
- Allocated parking space
- EPC Rating: C

- Private front garden
- Contemporary bathroom
- Quiet close in the sought-after Bramingham neighbourhood

- Private rear garden
- Double glazing throughout
- Short distance from Leagrave railway station with direct London links

- Exclusive to PR Property - Set within a quiet close in the popular Bramingham area of north Luton, this charming one bedroom maisonette is available now and ready to move straight into. Enjoy an enclosed front garden — a real bonus for a property of this size — along with a modern kitchen and bathroom, double glazing throughout and an allocated parking space. Bramingham is a well-regarded residential neighbourhood with everyday amenities on the doorstep, and Leagrave railway station just a short distance away for easy commuting to London and beyond.

ENTRANCE HALL

LOUNGE/DINER 17'0" X 9'9" (5.18M X 2.97M)

KITCHEN 10'0" X 5'10" (3.06M X 1.77M)

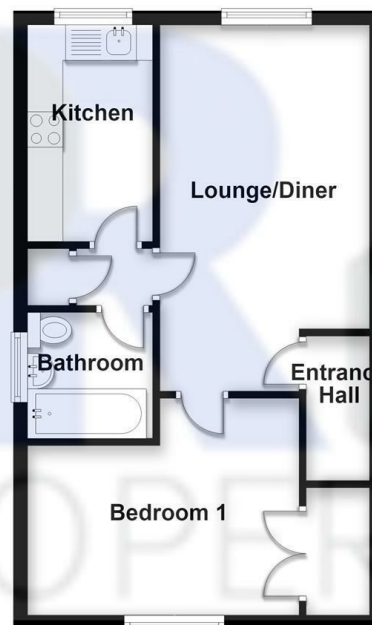
Fitted with a matching range of base and eye level units with worktop space over, sink unit, fridge, freezer, washing machine and cooker included, double glazed window to rear.

BEDROOM 1 10'1" X 12'7" (3.07M X 3.84M)

BATHROOM

First Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 42.2 sq. metres (453.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	