



11 Haddon Road, Luton, Bedfordshire, LU2 0JB  
£950



- PR Property Lettings
- Modern bathroom
- Allocated parking
- Available Now

- Newly decorated throughout
- Generous double bedroom
- Popular St Anne's location with strong school catchments

- Modern fitted kitchen
- Gas central heating
- Close to local parks and amenities

Exclusive to PR Property, Nestled in the ever-popular St Anne's area of Luton, this freshly decorated one bedroom home is ready and waiting for its next tenant. Presented in excellent condition throughout, the property benefits from a modern kitchen and bathroom, gas central heating, and the added convenience of allocated parking — making it a fantastic, hassle-free home. St Anne's is well regarded for its close-knit community feel, strong school catchments, local parks, and a great range of nearby amenities. Whether you're a first-time renter or looking to downsize, this is a great opportunity at an excellent price point. Available Now.

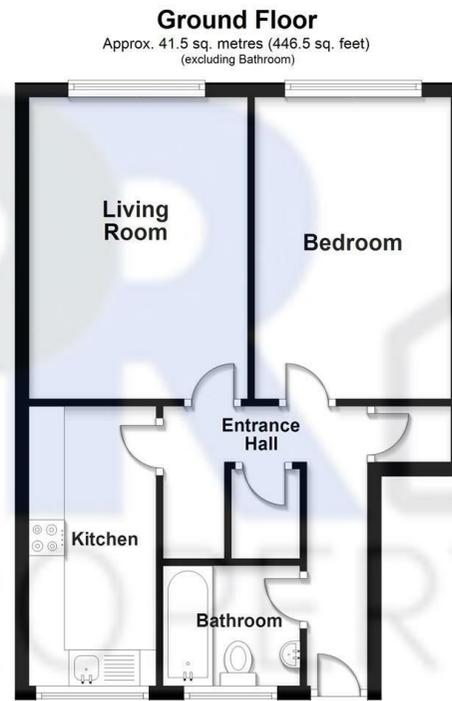
### ENTRANCE HALL

**LIVING ROOM 13'10 X 10'01 (4.22M X 3.07M)**

**KITCHEN 12'04 X 5'10 (3.76M X 1.78M )**

**BEDROOM 13'10 X 9'01 (4.22M X 2.77M)**

### BATHROOM



Total area: approx. 41.5 sq. metres (446.5 sq. feet)  
**11 Haddon Road, Luton**

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>		
(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>	71	77
	EU Directive 2002/91/EC	