



**3 Canterbury Court, Luton
LU3 2QY**

£1,125 PCM

Absolute Property are pleased to offer this ground floor 2 bedroom maisonette located in the popular Marsh Road area of Leagrave, allowing for easy access to the shops, takeaways, hairdressers and banks as well as being only a short walk to Leagrave train station. Benefits include a through lounge, double glazing and own garden. Available end of February . Viewing highly recommended to avoid disappointment.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current		Potential	
Low energy efficient - lower running costs		Low environmental impact - lower CO ₂ emissions	
(10-100) A		(90-100) G	
(81-90) B		(81-90) G	
(66-80) C		(66-80) G	
(56-65) D		(56-65) D	
(31-55) E		(31-55) E	
(21-30) F		(21-30) F	
(10-20) G		(10-20) G	
An energy efficient - higher running costs		An environmental friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	