



PR 
PROPERTY

Flat B, 2 Downs Road, Luton, Bedfordshire, LU1 1QR
£900

- EXCLUSIVE TO P&R LETTINGS
- TOWN CENTRE LOCATION
- MUST BE VIEWED

- AVAILABLE DECEMBER 2025
- CLOSE TO MALL
- PARKING INCLUDED ON SITE

- GROUND FLOOR
- NEWLY REDECORATED

*** EXCLUSIVE TO P&R PROPERTY LETTINGS *** PARKING INCLUDED ON SITE *** SPACIOUS ONE BEDROOM APARTMENT *** TOWN CENTRE LOCATION *** NEWLY REDECORATED *** GAS CENTRAL HEATING *** CLOSE TO SHOPS AND STATION *** MUST BE VIEWED *** GROUND FLOOR *** AVAILABLE DECEMBER 2025 **

LIVING ROOM 13'06 X 12'00 (4.11M X 3.66M)

Sofa and tables included, fitted kitchen with white goods also included

BEDROOM 9'04 X 8'10 (2.84M X 2.69M)

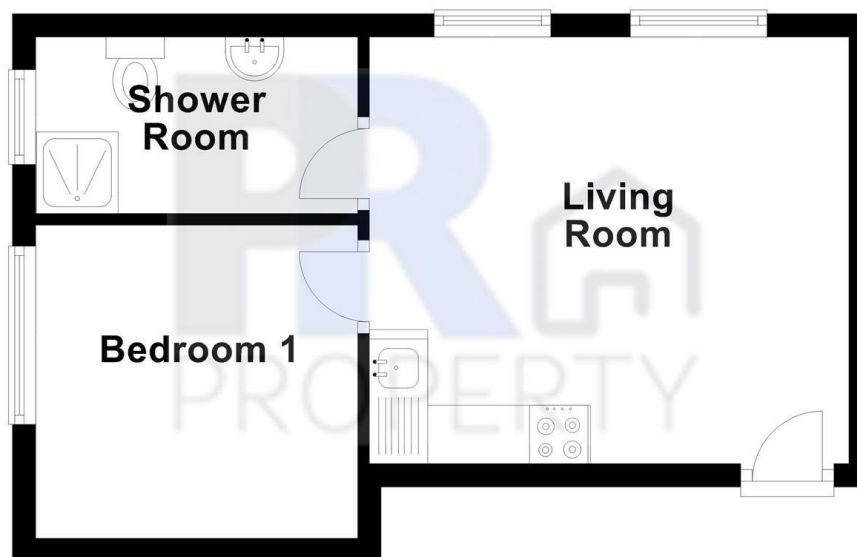
Bed included

BATHROOM 9'01 X 5'00 (2.77M X 1.52M)

Fitted bathroom including shower, WC and basin

Ground Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 27.5 sq. metres (295.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	76
EU Directive 2002/91/EC		