



2 The Old Bakery Cowper Street, Luton, Bedfordshire, LU1 3SA
£130,000

- Exclusive to PR Property Sales
- Fully integrated kitchen - utility cupboard
- 103 years remaining on the lease
- No upper chain — a straightforward purchase
- Characterful one bedroom maisonette within a sympathetic conversion
- Good sized double bedroom
- Double glazed windows throughout - Gas central heating
- Presented in excellent condition throughout — truly move-in ready
- Modern bathroom
- Secure allocated parking space

Exclusive to PR Property - Tucked away in a characterful conversion, this immaculate one bedroom maisonette on Cowper Street is a real find. Presented in excellent condition throughout, the property has been finished to a high standard — from the fully integrated kitchen to the contemporary bathroom — meaning you can simply move in and get on with life. With gas central heating and double glazed windows keeping things warm and efficient, plus a secure allocated parking space, everything you need is right here. Luton town centre and the train station are just a short walk away, making this ideal for commuters and first time buyers alike. No upper chain.

ENTRANCE HALL

OPEN LIVING / KITCHEN 18'9" X 9'11" (5.71M X 3.02M)

BEDROOM 1 9'7" X 10'6" (2.93M X 3.20M)

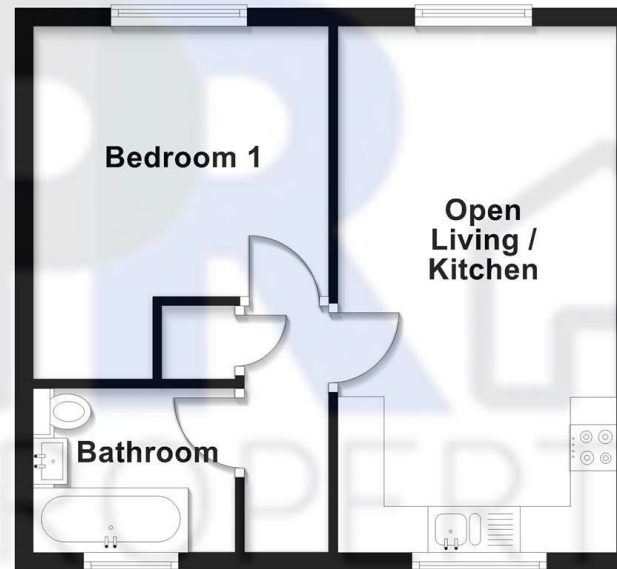
BATHROOM

OUTSIDE

SECURE ALLOCATED PARKING SPACE

Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 36.1 sq. metres (388.4 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	77
EU Directive 2002/91/EC		