



PR 
PROPERTY

4 Garden Court Gardenia Avenue, Luton, LU3 2PE
£169,995

- Exclusive to PR Property
- Private garage plus first-come, first-served parking
- Excellent buy-to-let potential – rental income circa £1,300 pcm
- Chain Free
- Communal garden area
- Long lease 147 Years,
- Open-plan kitchen, lounge and dining area
- Close to local schools, bus links and Leagrave train station
- Service charge £900 pa. | Peppercorn Ground rent £0pa.

**** Exclusive to P&R Property **** Tucked away in the popular Limbury Mead area of Luton, this generously proportioned two-bedroom flat offers a fantastic opportunity for investors and owner-occupiers alike. With a current rental income potential of £1,300 pcm and a long lease of 147 years, the buy-to-let credentials speak for themselves. Inside, you'll find a bright open-plan kitchen, lounge and dining area that gives the space a real sense of flow, two comfortable double bedrooms, and a shower room. Add in a private garage, double glazed windows throughout, and gas central heating, and this really is a compelling package in a well-connected north Luton location.

FIRST FLOOR

OPEN PLAN LIVING, DINING, KITCHEN 27'4" MAX X 13'11" MAX (8.33M MAX X 4.24M MAX)

BEDROOM 1 11'1" X 9'1" (3.39M X 2.77M)

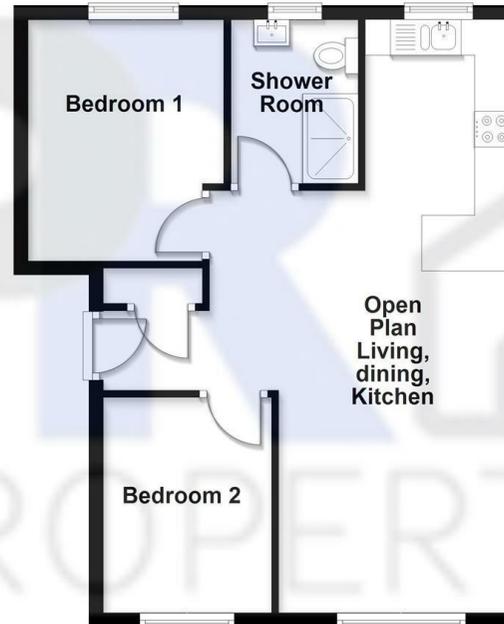
BEDROOM 2 9'11" X 7'10" (3.03M X 2.39M)

SHOWER ROOM

OUTSIDE

GARAGE IN BLOCK

Ground Floor
Approx. 51.6 sq. metres (555.4 sq. feet)



Total area: approx. 51.6 sq. metres (555.4 sq. feet)
4 GARDEN COURT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	77	
(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	