



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

£1,025 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	
96 (A)	97 (A)	96 (A)	97 (A)
96 (A)	97 (A)	96 (A)	97 (A)
95 (A)	96 (A)	95 (A)	96 (A)
94 (A)	95 (A)	94 (A)	95 (A)
93 (B)	94 (B)	93 (B)	94 (B)
92 (B)	93 (B)	92 (B)	93 (B)
91 (C)	92 (C)	91 (C)	92 (C)
90 (D)	91 (D)	90 (D)	91 (D)
89 (E)	90 (E)	89 (E)	90 (E)
88 (F)	89 (F)	88 (F)	89 (F)
87 (G)	88 (G)	87 (G)	88 (G)
An energy efficient - higher running costs		An environmentally friendly - lower CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	