



**PR**  
PROPERTY

**4 Twigden Court Mount Pleasant Road, Luton, Bedfordshire, LU3 2RL  
£190,000**



- Exclusive to PR Property Sales
- Allocated parking space included
- Strong buy-to-let potential at £1,000 PCM
- Chain-free for quick completion
- One bedroom freehold cluster house
- Front garden
- Excellent transport links – close to M1 J11
- Prime Leagrave location next to train station
- Gas central heating and double glazing
- Local shops and amenities on doorstep

**\*\* Exclusive to PR Property \*\*** An excellent opportunity for first-time buyers and investors alike! This well-presented one-bedroom freehold cluster house sits moments from Leagrave train station with local shops on the doorstep. Benefiting from gas central heating, double glazing, allocated parking, and a front garden, it's ideal for those stepping onto the property ladder or buy-to-let investors seeking strong returns. With realistic rental potential of £1,000 PCM and excellent transport links to the M1 via Junction 11, this chain-free property offers great value in a sought-after location.

## ENTRANCE HALL

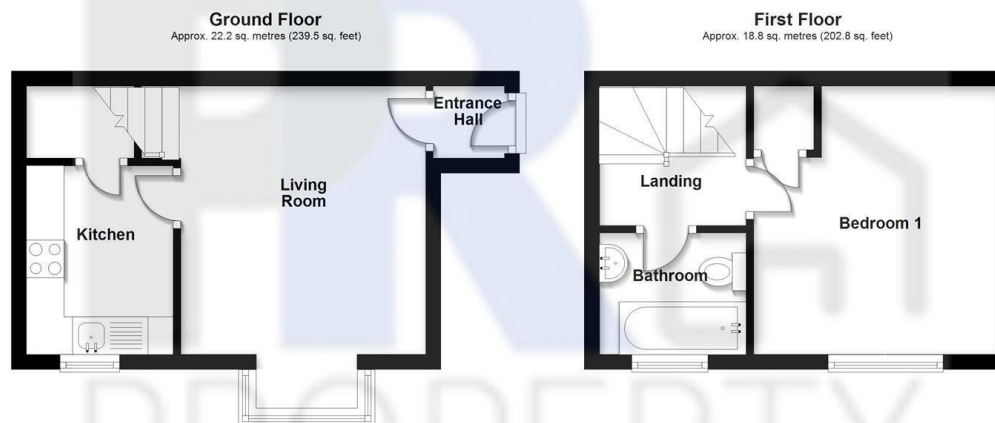
**LIVING ROOM 11'9" X 10'9" (3.57M X 3.28M)**

**KITCHEN 8'2" X 6'5" (2.50M X 1.95M)**

## LANDING

**BEDROOM 1 11'8" X 10'8" (3.56M X 3.25M)**

## BATHROOM



Total area: approx. 41.1 sq. metres (442.3 sq. feet)  
**4 twigdon court**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		