



5A Cardiff Road, Luton, Bedfordshire, LU1 1PP  
£875



**PR** PROPERTY

- SPACIOUS ONE BEDROOM APARTMENT
- PRIVATE COURTYARD GARDEN
- CLOSE TO STATION AND SHOPS

- RECENTLY REDECORATED
- TOWN CENTRE LOCATION
- MUST BE VIEWED

- GAS CENTRAL HEATING
- AVAILABLE JANUARY 2026

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* SPACIOUS ONE BEDROOM APARTMENT \*\*\* RECENTLY REDECORATED THROUGHOUT \*\*\* TOWN CENTRE LOCATION \*\*\* PRIVATE REAR COURTYARD GARDEN \*\*\* GAS CENTRAL HEATING \*\*\* AVAILABLE LATE JANUARY 2026 \*\*\* MUST BE VIEWED \*\*\*

This property benefits from accommodation comprising of entrance hall, living room, fitted kitchen, double bedroom, bathroom and private courtyard garden to rear.

## ENTRANCE HALL

Door to:

### BEDROOM 1 12'5" X 9'7" (3.78M X 2.92M)

Double bay window to front, radiator, door to:

### LOUNGE 13'3" X 9'8" (4.04M X 2.95M)

Double glazed window to rear, radiator, door to:

### KITCHEN 10'3" X 6'2" (3.13M X 1.88M)

Fitted with a matching range of base and eye level units with worktop space over, sink, double glazed window to side, door to side

## BATHROOM

Fitted with three piece suite comprising bath, wash hand basin and close coupled, double window to side.



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		75	75
EU Directive 2002/91/EC			