



**23 Foxglove Way, Luton, Bedfordshire, LU3 1EA**  
**£185,000**

- EXCLUSIVE TO PR PROPERTY
- LONG LEASE OVER 900 YEARS
- CLOSE TO TOWN CENTER

- CHAIN FREE
- BALCONY VIEWS
- MUST BE VIEWED

- 2 BEDROOMS
- ALLOCATED PARKING
- BUY TO LET POTENTIAL 1300PCM

\*\*\* CHAIN FREE PROPERTY \*\*\* LOCATED ON TOP FLOOR WITH FABULOUS VIEWS \*\*\*

Exclusive to PR Property this well presented two bedroom apartment in Foxglove Way, Luton is offered CHAIN FREE and makes a brilliant option for first time buyers or buy to let investors alike. Inside, the open plan living space feels bright and sociable, ideal for everyday living and having friends over, while the balcony is a real standout with lovely views across Wardown Park. The property also benefits from allocated parking and a fantastic long lease of over 900 years, helping to keep things straightforward for the next owner. A great opportunity in a popular spot and one that really needs to be viewed to appreciate.

**ENTRANCE HALL**

**LIVING ROOM 14'7" X 11'9" (4.45 X 3.59)**

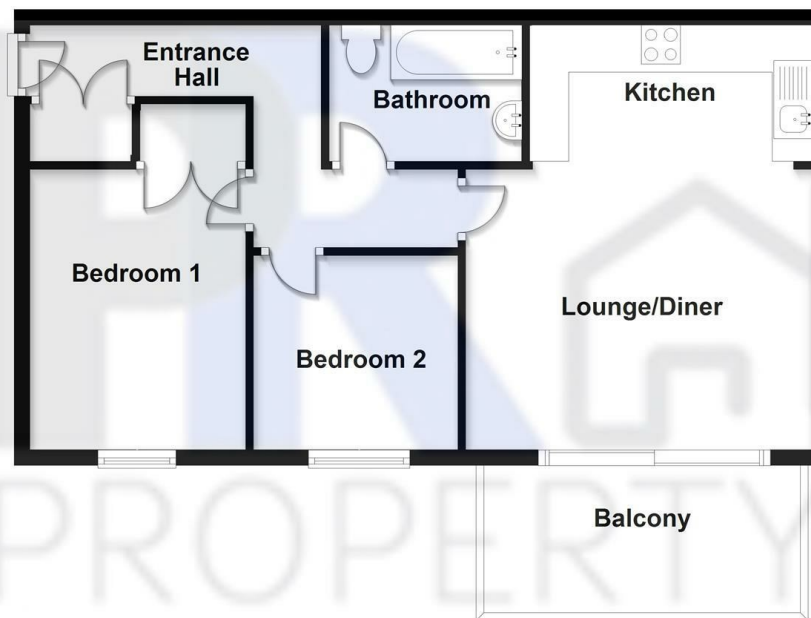
**FITTED KITCHEN**

**BEDROOM 1 11'10" X 9'1" (3.60 X 2.78)**

**BEDROOM 2 8'7" X 8'2" (2.61 X 2.50)**

**BATHROOM**

**Third Floor**  
Approx. 54.7 sq. metres (588.4 sq. feet)



Total area: approx. 54.7 sq. metres (588.4 sq. feet)

**23 Foxglove way, Luton**

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      | 80        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |