



3 Eldon Mews Eldon Road, Luton, LU4 0AA
£220,000



- ONE BEDROOM HOUSE
- DOWNSTAIRS WC AND FAMILY BATHROOM
- EV CHARGING POINT
- MUST BE VIEWED

- ON DRIVE PARKING
- MODERN FINISH THROUGHOUT
- CLOSE TO M1, HOSPITAL AND TRAIN STATION

- PRIVATE REAR GARDEN
- AIR CONDITIONING
- BTL POTENTIAL £1,100 PCM

For sale with P&R Property

Tucked away in a quiet mews setting, this beautifully presented one bedroom terraced home offers a truly impressive standard of living. Finished to a luxury modern specification throughout, every detail has been carefully considered. With air conditioning, an electric vehicle charging point, a downstairs WC and a handy dressing area, this is far from your average property. A private rear garden and driveway parking complete the package. Sitting within easy reach of the M1, Luton train station and the Luton & Dunstable University Hospital, this home is an outstanding opportunity for first time buyers and savvy investors alike.

ENTRANCE AREA

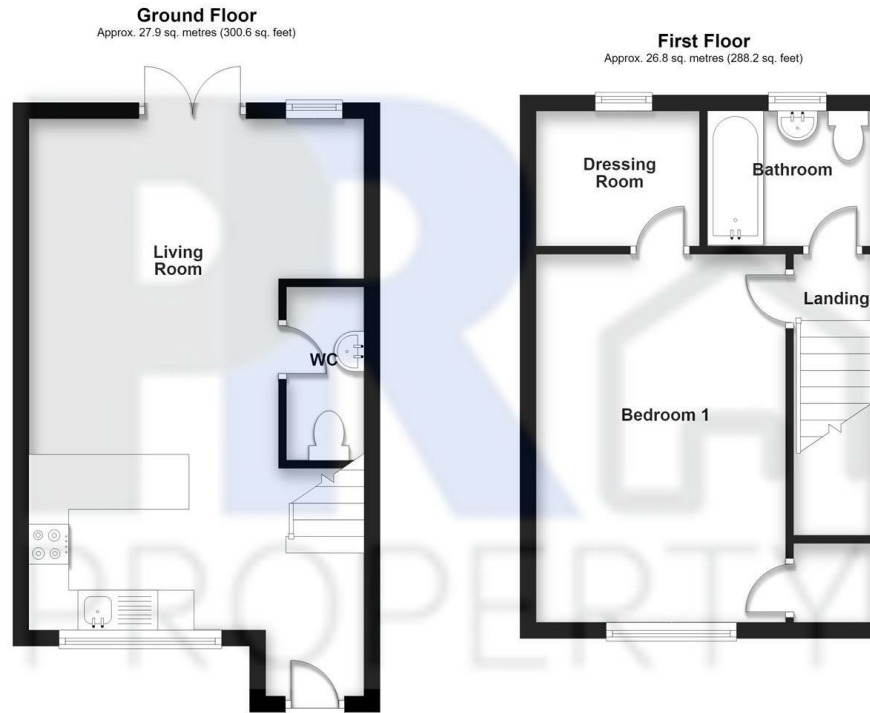
**LIVING ROOM & KITCHEN AREA 23'9 X 9'9
(7.24M X 2.97M)**

DOWNSTAIRS WC

MASTER BEDROOM 15'00 X 10'3 (4.57M X 3.12M)

DRESSING ROOM AREA 6'9 X 5'7 (2.06M X 1.70M)

FAMILY BATHROOM



Total area: approx. 54.7 sq. metres (588.7 sq. feet)
3 Eldon Mews

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		EU Directive 2002/91/EC	