



37 Primrose Close, Luton, Bedfordshire, LU3 1EU

This first-floor flat in Primrose Close offers a comfortable and spacious living area with two well-proportioned bedrooms, perfect for small families or professionals in need of extra space. Its location just across the road from Wardown Park provides easy access to green spaces and a peaceful residential area.

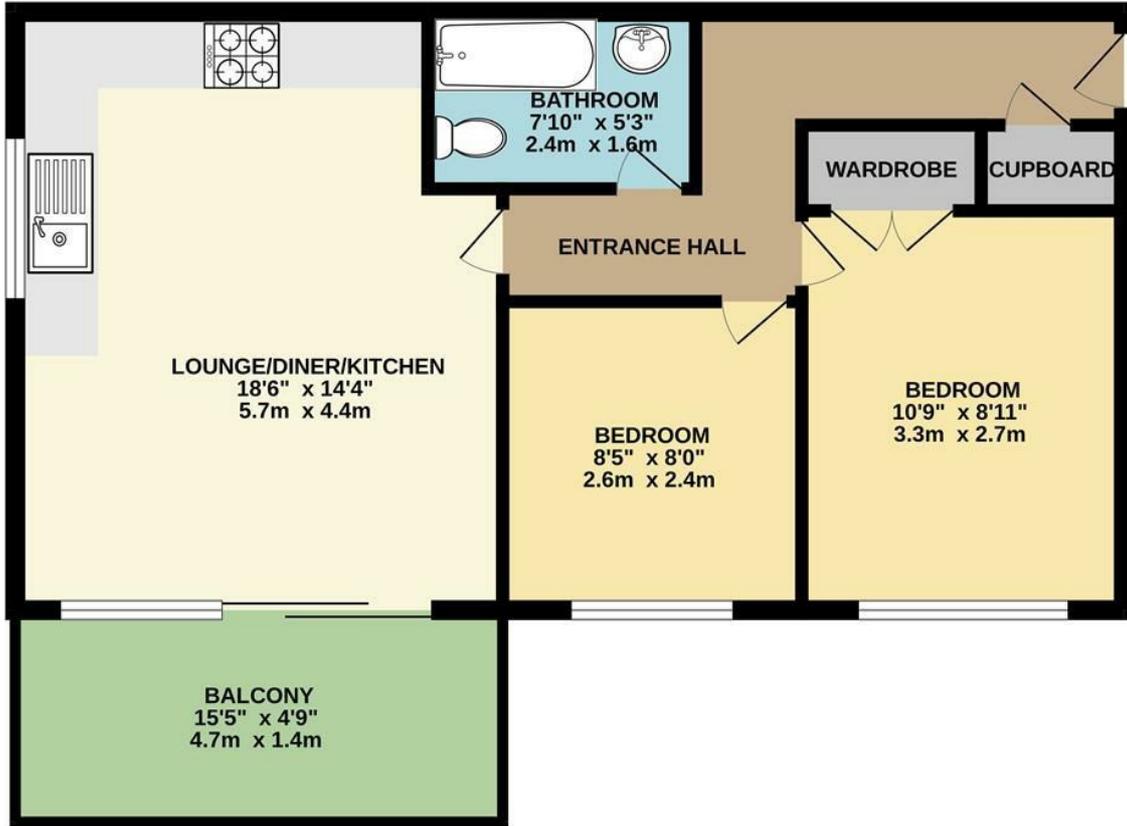
The flat's interior features a cozy and inviting living space, ideal for unwinding after a busy day. Additionally, the property includes a large balcony and secure off-road parking, providing added convenience and comfort.

Boasting a prime location, this flat offers quick and convenient access to local amenities, including shops, restaurants, and cafes. Its proximity to public transportation links also makes it easy to get around town and beyond.

- 2 Bedroom Flat
- New Bedford Road Area
- Chain Free
- Large Balcony
- Secure Parking
- Across from Wardown Park

£200,000

FIRST FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |