



7 Campania Grove, Luton, LU3 4DD  
£975 PCM

- Exclusive to PR Property Lettings
- Offered furnished
- Leagrave railway station within easy reach

- Large one bedroom maisonette
- Allocated parking
- Quiet residential location

- Available Now
- Close to local amenities, shops and cafés
- Modern shower room

Exclusive to PR Property - Tucked away in a quiet residential setting in the sought-after Barton Hills area of Luton, this spacious one bedroom maisonette offers a fantastic opportunity for those looking for comfortable, ready-to-move-in living. Offered fully furnished and boasting a modern shower room, the property has been well thought out and is ideal for a professional or couple looking to settle somewhere peaceful yet well connected. With gas central heating, double glazing and allocated parking, all the essentials are taken care of. Local amenities including Sainsbury's, Costa and excellent bus routes are all close by, with the A6 providing easy road links and Leagrave railway station within easy reach.

**ENTRANCE HALL 9'2" X 6'7" (2.80M X 2.00M)**

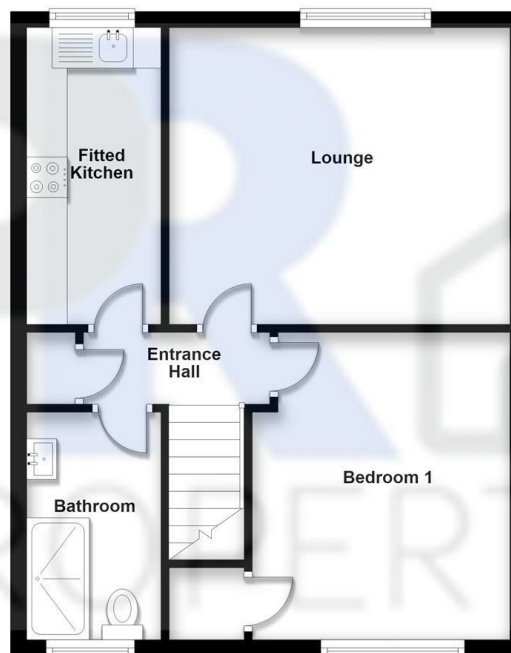
**LOUNGE 12'0" X 13'9" (3.66M X 4.20M)**

**BEDROOM 1 12'5" X 10'5" (3.79M X 3.18M)**

**FITTED KITCHEN 12'0" X 5'5" (3.66M X 1.65M)**

**BATHROOM 9'2" X 5'5" (2.80M X 1.65M)**

**First Floor**  
Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 44.9 sq. metres (483.5 sq. feet)  
**7 Campania Grove**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	