



PR
PROPERTY

17, Brache Court Seymour Road, Luton, LU1 3NP
£145,000

- SPACIOUS ONE BEDROOM
- LOW CHARGES
- CLOSE TO STATION AND AIRPORT
- PERFECT FOR BTL INVESTORS AND FTB

- CHAIN FREE
- ON SITE PARKING
- THIRD FLOOR

- LONG LEASE 900 + YEARS
- CLOSE TO TOWN CENTRE
- MUST BE VIEWED

*** EXCLUSIVE TO P&R PROPERTY SALES *** SPACIOUS ONE BEDROOM APARTMENT *** CHAIN FREE *** EXCELLENT LONG LEASE OVER 900 YEARS *** LOW MONTHLY CHARGES *** CAR PARKING ON SITE AVAILABLE *** CLOSE TO LUTON TOWN CENTRE *** CLOSE TO STATION AND AIRPORT *** PERFECT FOR FTB AND BTL INVESTORS *** RENTAL POTENTIAL £900 + PCM *** COMMUNAL GARDEN SPACE *** MUST BE VIEWED ***

This property benefits from accommodation comprising of entrance hall, storage cupboards, living room, kitchen, bedroom and bathroom. There is also a car park to front and communal gardens.

ENTRANCE HALL

LIVING ROOM 16'03 X 10'11 (4.95M X 3.33M)

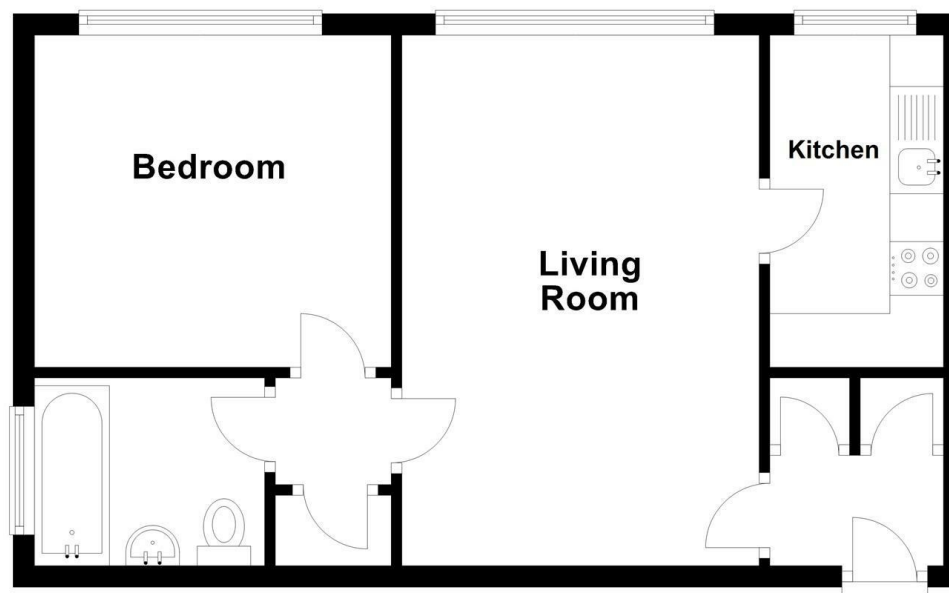
KITCHEN 10'03 X 5'03 (3.12M X 1.60M)

BEDROOM 12'08 X 10'11 (3.86M X 3.33M)

BATHROOM

Third Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 42.0 sq. metres (452.5 sq. feet)

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	63	71
EU Directive 2002/91/EC		