



**PR**   
PROPERTY

Flat B, 2 Downs Road, Luton, Bedfordshire, LU1 1QR  
£925



- EXCLUSIVE TO P&R LETTINGS
- TOWN CENTRE LOCATION
- MUST BE VIEWED

- AVAILABLE DECEMBER 2025
- CLOSE TO MALL
- PARKING INCLUDED ON SITE

- GROUND FLOOR
- NEWLY REDECORATED

\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\* PARKING INCLUDED ON SITE \*\*\* SPACIOUS ONE BEDROOM APARTMENT \*\*\* TOWN CENTRE LOCATION \*\*\* NEWLY REDECORATED \*\*\* GAS CENTRAL HEATING \*\*\* CLOSE TO SHOPS AND STATION \*\*\* MUST BE VIEWED \*\*\* GROUND FLOOR \*\*\* AVAILABLE DECEMBER 2025 \*\*

**LIVING ROOM 13'06 X 12'00 (4.11M X 3.66M)**

Sofa and tables included, fitted kitchen with white goods also included

**BEDROOM 9'04 X 8'10 (2.84M X 2.69M)**

Bed included

**BATHROOM 9'01 X 5'00 (2.77M X 1.52M)**

Fitted bathroom including shower, WC and basin

## Ground Floor

Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 27.5 sq. metres (295.9 sq. feet)

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		
England & Wales	66	76
EU Directive 2002/91/EC		