



PR PROPERTY

Flat 8, Hilltop Court Downs Road, Luton, LU1 1QE
£1,000

- EXCLUSIVE TO PR PROPERTY
- NEWLY REFURBISHED THROUGHOUT
- CLOSE TO TRANSPORT LINKS

- TOWN CENTRE LOCATION
- MODERN KITCHEN AND BATHROOM
- AVAILABLE NOW

- TWO BEDROOMS
- SECURE GATED PARKING
- MUST BE VIEWED

Exclusive to P&R Property – Perfectly positioned in the heart of Luton, this beautifully refurbished two bedroom apartment at Hilltop Court on Downs Road is ready and waiting for its new tenant. Finished to a high standard throughout, the property benefits from a sleek modern kitchen and contemporary bathroom, making it truly move-in ready from day one. Secure gated parking adds real peace of mind, while the town centre location means shops, restaurants and excellent transport links — including multiple bus routes and Thameslink rail services — are all within easy reach. A viewing is absolutely essential to appreciate everything on offer here.

ENTRANCE HALL

LIVING ROOM 13'11" X 13'5" (4.26 X 4.09)

KITCHEN 10'4" X 5'10" (3.15 X 1.79)

BEDROOM ONE 14'9" X 8'1" (4.5 X 2.48)

BEDROOM TWO 6'5" X 6'2" (1.97 X 1.89)

BATHROOM

Third Floor
Approx. 45.8 sq. metres (493.1 sq. feet)



Total area: approx. 45.8 sq. metres (493.1 sq. feet)

8 Hilltop Court, Luton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	