



70B Reginald Street, Luton, Bedfordshire, LU2 7QZ
£950 PCM

- Exclusive to PR Property Lettings
- Fridge/Freezer, Washing machine included
- New Flooring
- Must Be Viewed
- Decorated throughout
- Gas Central Heating
- Walking Distance too Town
- Modern Kitchen
- DG Windows
- Permit Parking Available

**** EXCLUSIVE TO PR PROPERTY LETTINGS **** AVAILABLE TO LET IS THIS BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT. The property benefits from accommodation comprising entrance hall, lounge, fitted kitchen, bathroom, gas central heating, and double glazed windows.

ENTRANCE HALL

LIVING ROOM 12'0" X 11'1" (3.66M X 3.39M)

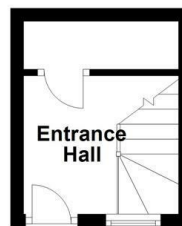
KITCHEN 6'11" X 10'6" (2.10M X 3.19M)

BEDROOM 1 9'0" X 11'0" (2.75M X 3.36M)

BATHROOM

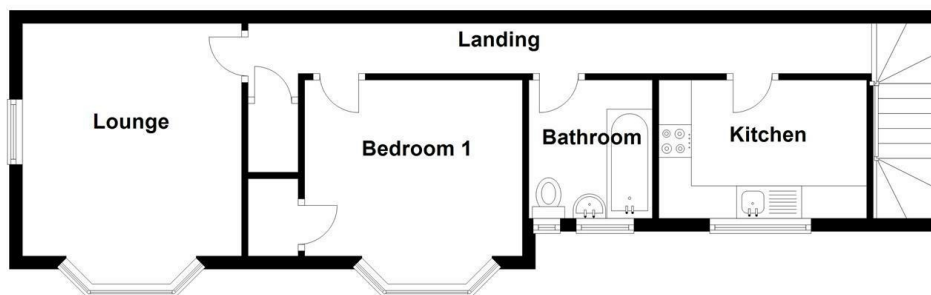
Ground Floor

Approx. 7.1 sq. metres (76.1 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 50.2 sq. metres (540.7 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	62	67
EU Directive 2002/91/EC		