



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



PR PROPERTY

- Exclusive to PR Property Lettings
- Fridge/Freezer, Washing machine included
- New Flooring
- Must Be Viewed

- Decorated throughout
- Gas Central Heating
- Walking Distance to 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

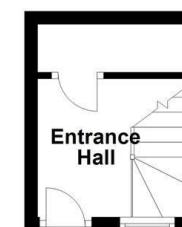
LIVING ROOM 12'0" X 11'1" (3.66M X 3.39M)

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

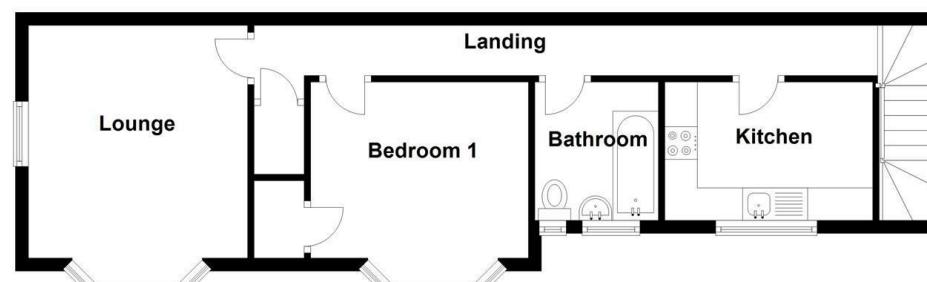
BEDROOM 1 9'0" X 11'0" (2.75M X 3.36M)

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	62	67
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			