



**PR**   
PROPERTY

**114, The Academy Holly Street, Luton, Bedfordshire / LU1 3DF**  
**£1,250 PCM**

- EXCLUSIVE TO P&R PROPERTY LETTINGS
- TOWN CENTRE LOCATION
- BALCONY TERRACE
- MODERN 2 BEDROOM APARTMENT
- SECURE PARKING
- AVAILABLE NOW
- SPACIOUS
- SECURITY ENTRANCE
- MUST BE VIEWED

\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\* SPACIOUS 2 BEDROOM APARTMENT \*\*\* TOWN CENTRE LOCATION \*\*\* PRIVATE ALLOCATED PARKING IN SECURE UNDERGROUND CAR PARK \*\*\* LIFT ACCESS TO ALL FLOORS \*\*\* SECURITY ENTRANCE \*\*\* BALCONY TERRACE \*\*\* MODERN KITCHEN AND BATHROOM \*\*\* AVAILABLE FOR IMMEDIATE MOVE IN \*\*\* MUST BE VIEWED \*\*\*

#### ENTRANCE HALL

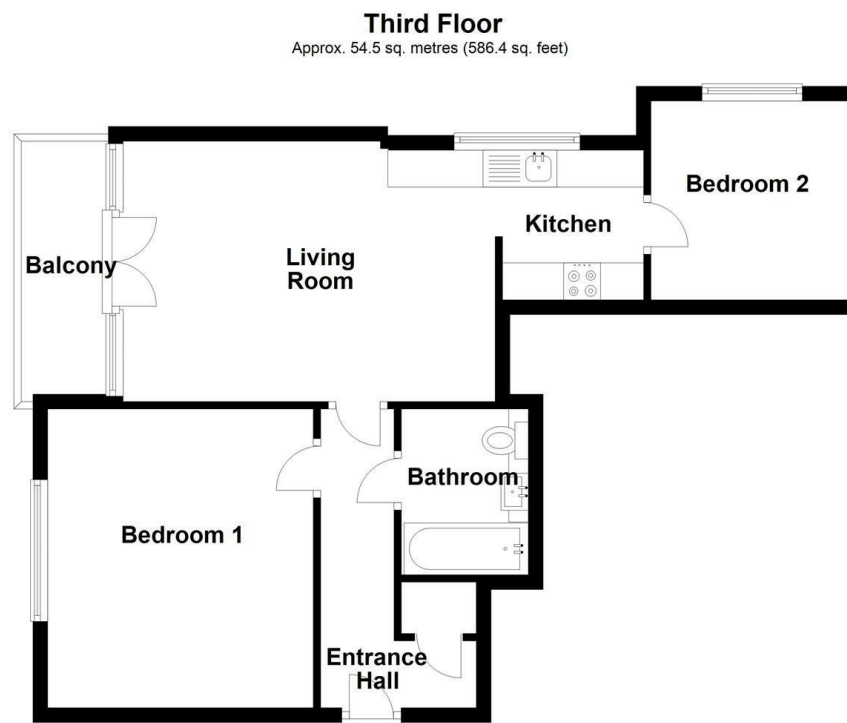
**LOUNGE 11'7" X 16'6" (3.52M X 5.03M)**

**KITCHEN 6'8" X 11'4" (2.02M X 3.46M)**

**BEDROOM 1 13'3" X 11'9" (4.04M X 3.59M)**

**BEDROOM 2 8'10" X 8'9" (2.69M X 2.67M)**

**BATHROOM 7'4" X 5'8" (2.24M X 1.72M)**



Total area: approx. 54.5 sq. metres (586.4 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>	76	77
(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		
EU Directive 2002/91/EC		