



45 Simpson Close, Leagrave, Luton, Bedfordshire, LU4 9TP
£750 PCM

- One Bedroom Apartment
- ON SITE PARKING
- Fabulous Condition Throughout

- Close to M1 & L&D
- White Goods Included

- Perfect For Commuters
- Must Be Viewed

*** P&R PROPERTY LETTINGS *** Fabulously Presented One Bedroom Apartment *** Perfect For Commuters *** ON SITE PARKING INCLUDED *** Close to M1 and L&D Hospital *** Security Entrance To Building *** Fully Fitted Kitchen Inc White Goods ***

LIVING ROOM 11'11 X 11'06 (3.63M X 3.51M)

Double glazed window to front, storage cupboards to rear, arch way leading to corridor

KITCHEN 10'10 X 5'09 (3.30M X 1.75M)

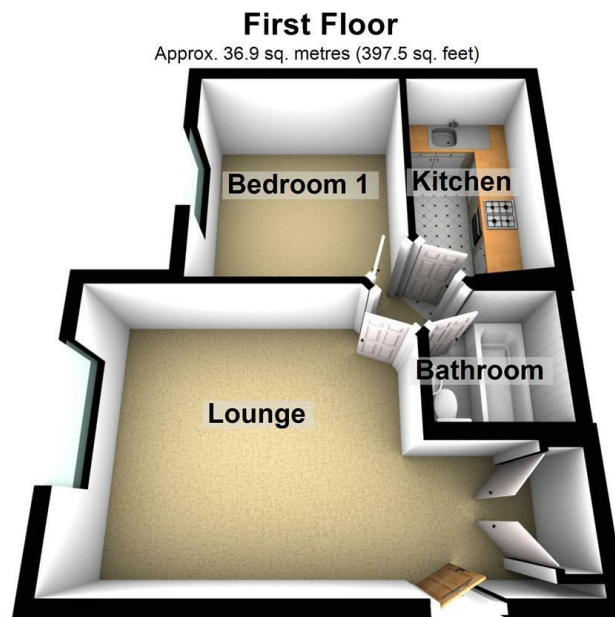
Fitted kitchen including wall and base mounted units, fridge freezer, washing machine, cooker and hob

BEDROOM 10'06 X 9'04 (3.20M X 2.84M)

Double glazed window to front, fitted wardrobe included

BATHROOM 7'03 X 4'10 (2.21M X 1.47M)

Fitted bathroom including bath, shower, basin and WC



Total area: approx. 36.9 sq. metres (397.5 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		EU Directive 2002/91/EC	