



PR 
PROPERTY

9 Gainsborough Court, Stockingstone Road, Luton, Bedfordshire, LU2 7NQ
£1,000 PCM

- PR Property Lettings
- Convenient location in Luton
- Easy access to transport links

- Bright living space
- Suitable for professionals or small families
- Close to local amenities

- Allocated parking
- Secure building environment
- Two bedrooms

Exclusive to PR Property, This two-bedroom apartment in Gainsborough Court, Stockingstone Road, Luton, offers a practical and comfortable living space ideal for professionals or small families. The accommodation includes two well-proportioned bedrooms complemented by a bright living area, providing a welcoming atmosphere. The kitchen is functional and designed to meet everyday needs. Residents will appreciate the convenience of allocated parking, a valuable asset in this area. Situated in Luton, the property benefits from access to local amenities and transport links. This apartment represents straightforward, affordable living in a convenient location.

ENTRANCE HALL

Electric storage heater, fitted carpet, airing cupboard and Storage cupboard.

LIVING ROOM 14'8" X 9'11" (4.47 X 3.02)

Full height double glazed window to front, electric storage heater, fitted carpet.

KITCHEN 9'10" X 5'11" (3.00 X 1.80)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, washing machine and cooker, double glazed window to side, vinyl flooring.

BEDROOM 1 14'4" X 10'0" (4.37 X 3.05)

Double glazed window to front, electric storage heater, fitted carpet.

BEDROOM 2 13'11" X 7'0" (4.24 X 2.13)

Double glazed window to side, electric storage heater, fitted carpet.

BATHROOM

Fitted with three piece suite with deep panelled bath, pedestal wash hand basin and close coupled WC, full height tiling to all walls, electric fan heater, extractor fan, obscure window to side, vinyl flooring.

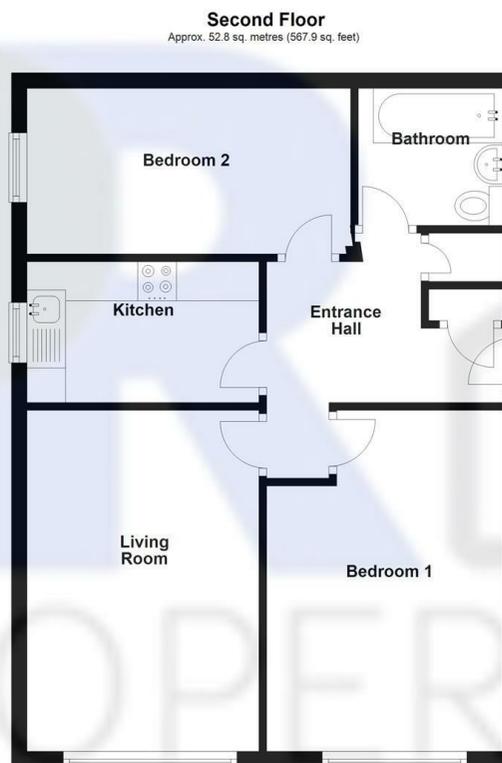
OUTSIDE

PARKING

Some parking available on a first come first served basis.

COMMUNAL GARDEN

Laid to lawn, drying area



Total area: approx. 52.8 sq. metres (567.9 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		52	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	