

104 Frederick Street, Luton, LU2 7QU
£1,500 PCM

- EXCLUSIVE TO PR PROPERTY LETTINGS
- WHITE GOODS INC
- AVAILABLE NOW

- 3 BEDROOMS
- CLOSE TO TOWN
- MUST BE VIEWED

- LUXURY MODERN FINISH
- CLOSE TO STATION

Exclusive to P&R Property — Rarely does a home tick quite so many boxes. This impressive three-bedroom mid-terrace on Frederick Street has been finished to a genuinely high standard throughout, with a luxury modern kitchen and a beautifully appointed bathroom that wouldn't look out of place in a boutique hotel. Two separate reception rooms offer real flexibility for families or professionals, whilst a private rear garden with decking and raised planters provides an outdoor space you'll actually want to spend time in. With Luton train station just a two-minute walk away and the town centre moments from your door, this one really must be seen to be appreciated. Available now.

ENTRANCE HALL

LIVING ROOM 12'2" X 11'8" (3.73 X 3.57)

DINING ROOM 11'10" X 11'8" (3.63 X 3.57)

KITCHEN 9'9" X 7'10" (2.98 X 2.39)

CONSERVATORY 9'9" X 6'8" (2.98 X 2.05)

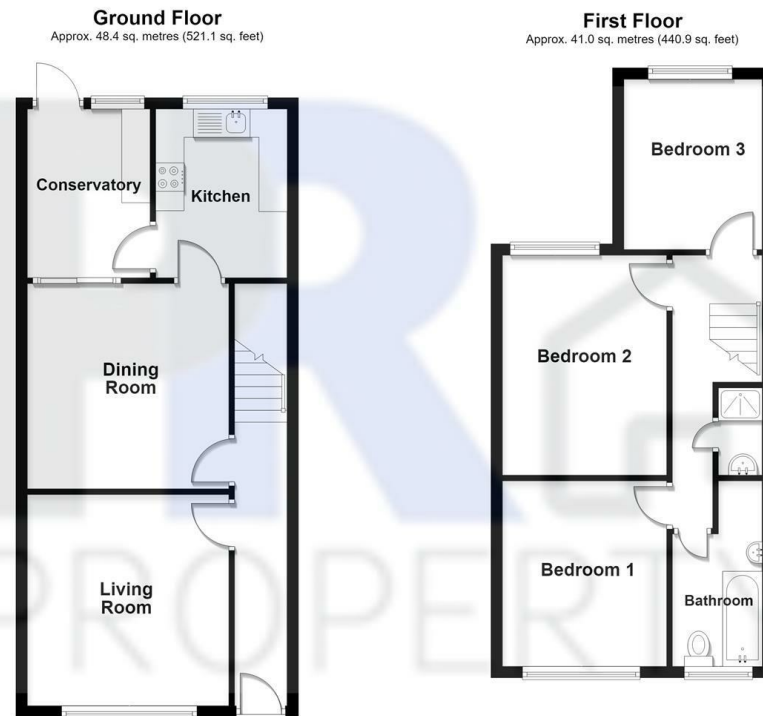
BEDROOM ONE 12'9" X 10'1" (3.91 X 3.09)

BEDROOM TWO 11'11" X 9'8" (3.64 X 2.97)

BEDROOM THREE 9'10" X 7'11" (3.01 X 2.42)

FAMILY BATHROOM

SHOWER ROOM



Total area: approx. 89.4 sq. metres (962.0 sq. feet)

104 Frederick Street, Luton

| 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 | |