



Flat 6, Woodland Court Hart Hill Drive, Luton, LU2 0AX
£159,000

- EXCLUSIVE TO PR PROPERTY
- 2-minute walk to Luton station
- CHAIN FREE

- One-bedroom apartment
- On-site parking
- LOW ANNUAL CHARGES

- Woodland Court, Hart Hill Drive, Luton
- Close to local transport links
- MUST BE VIEWED

Exclusive to P&R Property — If you're searching for a smart investment or a convenient first step onto the property ladder, this chain free one bedroom apartment at Woodland Court on Hart Hill Drive could be just the ticket. Nestled just a 2 minute walk from Luton train station and close to the town centre, the location really does sell itself. The apartment offers an open plan lounge and kitchen area, a bedroom, bathroom and the benefit of on-site parking — all with appealingly low annual service charges. With buy to let rental potential of around £950 per calendar month, the numbers speak for themselves. Early viewing is strongly recommended.

ENTRANCE HALL

LIVING ROOM 15'00 X 13'1 (4.57M X 3.99M)

KITCHEN 11'1 X 5'10 (3.38M X 1.78M)

BEDROOM 11'8 X 8'10 (3.56M X 2.69M)

BATHROOM

First Floor
Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 39.6 sq. metres (426.0 sq. feet)
6 Woodland Court, Luton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	