

**PR**  
PROPERTY

32 The Wickets, Luton, Bedfordshire, LU2 7JB  
£1,250 PCM



- TWO BEDROOMS
- TOWN CENTRE
- GREAT CONDITION
- MUST BE VIEWED

- PRIVATE ENTRANCE
- 5 MINUTE WALK TO TRAIN STATION
- VIEWS OF POPES MEADOW

- ALLOCATED PARKING
- LARGE OPEN PLAN LOUNGE DINER
- AVAILABLE JANUARY 2024

\*\*\* P&R PROPERTY LETTINGS \*\*\* SPACIOUS 2 BEDROOM MAISONETTE \*\*\* LARGE OPEN PLAN LOUNGE DINER \*\*\* TWO DOUBLE BEDROOMS \*\*\* ON SITE ALLOCATED PARKING \*\*\* PRIVATE ENTRANCE \*\*\* GAS CENTRAL HEATING \*\*\* QUIET CLOSE LOCATION \*\*\* GREAT VIEWS OF POPES MEADOW \*\*\* TOWN CENTRE LOCATION \*\*\* 5 MINUTE WALK TO LUTON STATION \*\*\* AVAILABLE JANUARY 2024 \*\*\*\* MUST BE VIEWED \*\*\*

## ENTRANCE HALL

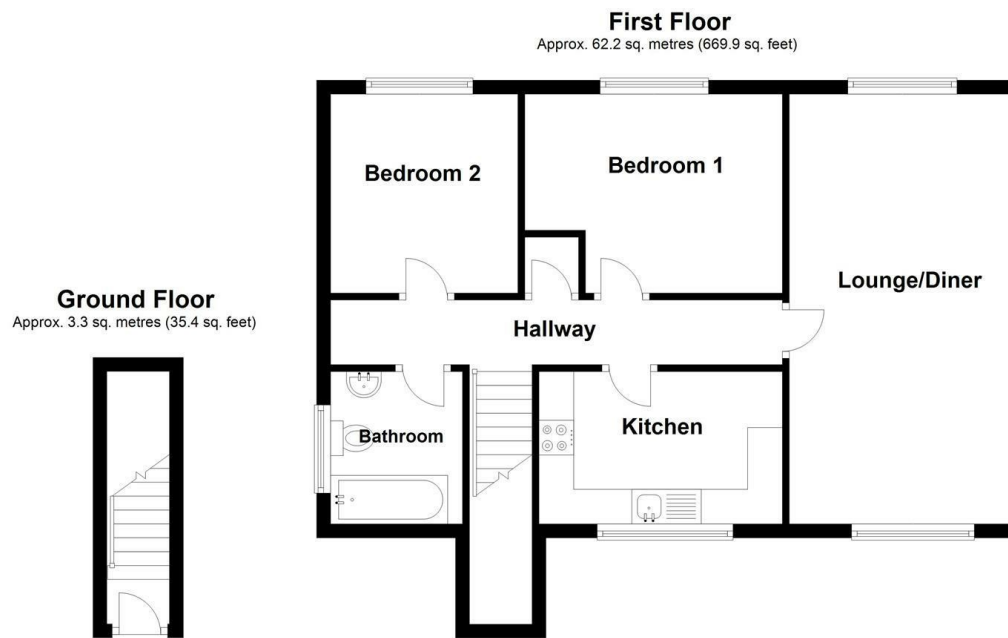
**LOUNGE DINER 20'04 X 10'07 (6.20M X 3.23M)**

**KITCHEN 9'08 X 7'03 (2.95M X 2.21M)**

**BEDROOM ONE 12'03 X 10'01 (3.73M X 3.07M)**

**BEDROOM TWO 9'04 X 8'10 (2.84M X 2.69M)**

## BATHROOM



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>	74	78
(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		