



8 Baylam Dell, Luton, Bedfordshire, LU2 9ST  
£800 Per month



**PR**  
PROPERTY

- EXCLUSIVE TO PR PROPERTY
- CLOSE TO AIRPORT
- AVAILABLE JULY 2026

- SEPARATE KITCHEN
- ON SITE PARKING
- MUST BE VIEWED

- MODERN BATHROOM
- CLOSE TO M1 AND TRAVEL LINKS

### Exclusive to PR Property

This charming and highly practical studio apartment in the peaceful, sought after area of Wigmore is a must see for single professionals and commuters alike. Offering excellent convenience, the property boasts a separate kitchen, ensuring your cooking and living areas remain completely independent. Outside, you will benefit from allocated on site parking and access to a pleasant garden area to unwind in. Superbly positioned for easy travel, you are within exceptionally close reach of Luton Airport Parkway station, the M1 motorway, and London Luton Airport. Available to occupy from July 2026, early viewings are absolutely essential.

### FIRST FLOOR

#### LIVING ROOM 15'6" X 13'0" (4.73 X 3.96)

Stairs to first floor, double glazed window to front, double glazed window to side, two electric heaters, fitted carpet, door to:

#### KITCHEN 10'1" X 5'10" (3.08 X 1.79)

Fitted with a matching range of base units with round edged worktops, stainless steel sink unit, fridge/freezer and washing machine and fitted electric oven with built-in four ring electric hob all included, double glazed window to rear, vinyl flooring.

#### HALL

Double glazed window to side, fitted carpet, door to Storage cupboard.

#### BATHROOM

Fitted with three piece suite comprising deep panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, full height tiling, obscure double glazed window to side, vinyl flooring.

#### OUTSIDE

#### GARDEN

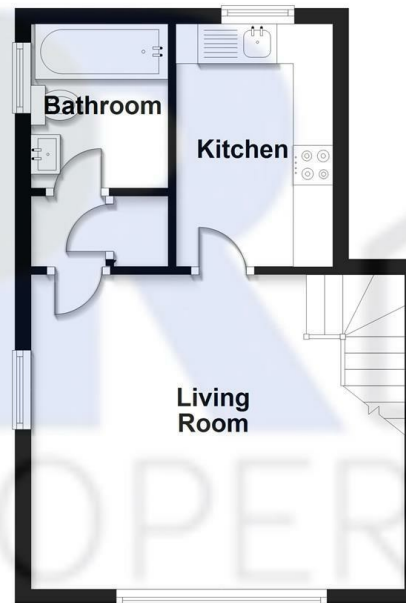
Mainly laid to lawn with shrub borders

#### TO FRONT

Allocated parking for one car.

#### First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 30.9 sq. metres (332.2 sq. feet)

**9 BAYLAM DELL**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	