



17, Brocket Court Vincent Road, Luton, Bedfordshire, LU4 9BD  
£85,000

- Exclusive to PR Property sales
- Ground floor
- Close to Leagrave Train Station

- No upper chain
- Buy to let potential £850 pcm
- Modern Kitchen & Shower room

- 135 years remaining on lease
- Parking is available on street
- must be viewed

Exclusive to P&R Property — If you're searching for a smart first step onto the property ladder or a ready-made addition to your investment portfolio, this chain free ground floor studio flat at Brocket Court is well worth your attention. Positioned just a one minute walk from Leagrave Station — with Thameslink services reaching Luton town centre in as little as 3 minutes and London St Pancras in under 30 — the location is hard to beat. The spacious open plan room offers real versatility, and with a rental potential of around £850 pcm, the buy-to-let numbers stack up nicely. This one genuinely must be viewed.

### LOUNGE AREA 12'5" X 11'7" (3.78M X 3.53M)

Double glazed window to side, electric heater, open plan to:

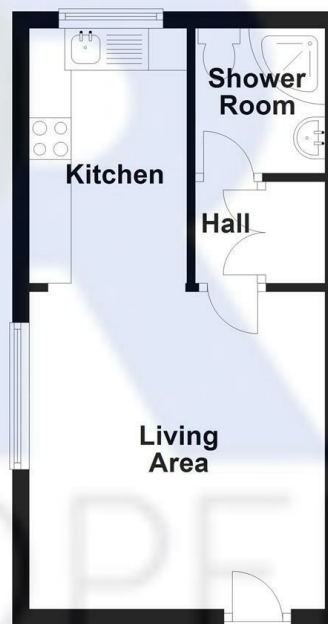
### KITCHEN 10'0" X 6'2" (3.04M X 1.88M)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, fridge and cooker with hob included, space for washing machine, double glazed window to rear.

### SHOWER ROOM

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin and close coupled WC, extractor fan, electric heater.

**Ground Floor**  
Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 24.4 sq. metres (262.9 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		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	