



Flat 8, Hilltop Court Downs Road, Luton, LU1 1QE
£1,000 PCM

PR 
PROPERTY

Flat 8, Hilltop Court Downs Road, Luton, LU1 1QE

Exclusive to P&R Property – Perfectly positioned in the heart of Luton, this beautifully refurbished two bedroom apartment at Hilltop Court on Downs Road is ready and waiting for its new tenant. Finished to a high standard throughout, the property benefits from a sleek modern kitchen and contemporary bathroom, making it truly move-in ready from day one. Secure gated parking adds real peace of mind, while the town centre location means shops, restaurants and excellent transport links — including multiple bus routes and Thameslink rail services — are all within easy reach. A viewing is absolutely essential to appreciate everything on offer here.

ENTRANCE HALL

LIVING ROOM 13'11" X 13'5"
(4.26 X 4.09)

KITCHEN 10'4" X 5'10" (3.15 X 1.79)

BEDROOM ONE 14'9" X 8'1"
(4.5 X 2.48)

BEDROOM TWO 6'5" X 6'2"
(1.97 X 1.89)

BATHROOM

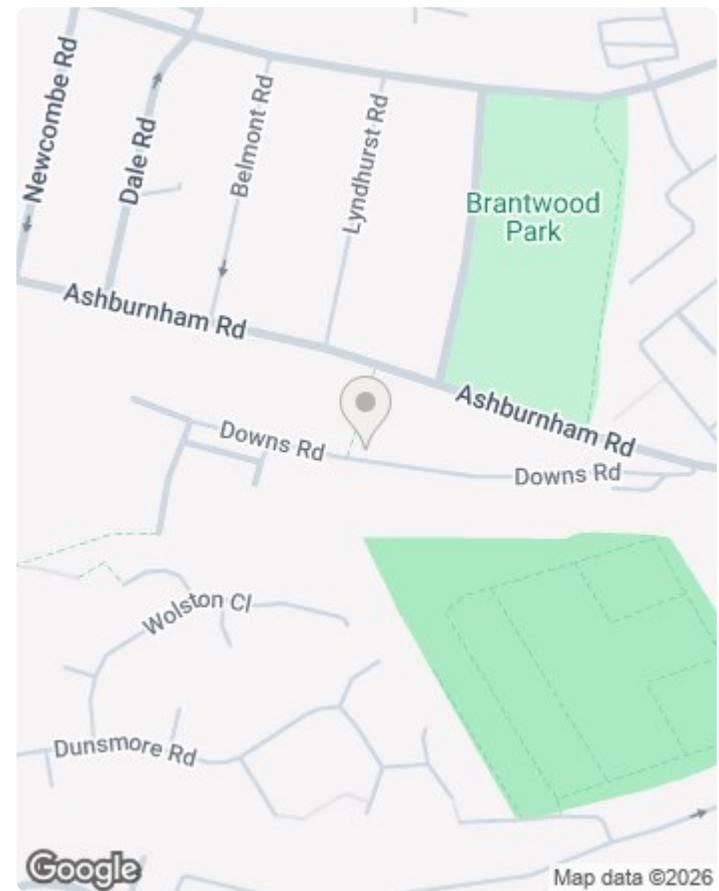


Third Floor

Approx. 45.8 sq. metres (493.1 sq. feet)



Total area: approx. 45.8 sq. metres (493.1 sq. feet)
8 Hilltop Court, 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 | 80 | 80 |
| | EU Directive 2002/91/EC | |

