



49 The Wickets, Luton, Bedfordshire, LU2 7JB
£1,300

- Exclusive to PR Property
- Lounge
- Close To Town Centre
- Available Now

- 2 Double Bedrooms
- Kitchen / Breakfast Room
- Must Be Viewed

- En Suite Shower Room
- Parking
- Newly refurbished throughout

**** Exclusive to PR Property Lettings **** A modern apartment featuring two double bedrooms and a private en-suite shower room, finished to a high standard throughout. The property benefits from secure entry and a welcoming entrance hall, leading to a bright lounge and a well-appointed kitchen. A separate bathroom serves the remainder of the accommodation.

Further advantages include gas central heating and allocated parking. Ideally located within easy walking distance of the train station and town centre, it's an excellent choice for commuters and those wanting easy access to local amenities.

GROUND FLOOR

ENTRANCE HALL

Double glazed window to side, two radiators, fitted carpet, airing cupboard, storage cupboard.

LIVING ROOM 13'3" X 11'11" MAX (4.04 X 3.62 MAX)

Double glazed window to rear, double glazed window to side, radiator, fitted carpet, coving to ceiling.

KITCHEN/BREAKFAST ROOM 12'7" X 8'3" MAX (3.83 X 2.52 MAX)

Fitted with a matching range of base and eye level units with worktop space over, 1&1/2 bowl stainless steel sink with tiled splashbacks, space for fridge/freezer and washing machine, fitted electric oven, four ring gas hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring.

BEDROOM 1 10'3" X 10'2" (3.13 X 3.09)

Double glazed window to side, radiator, fitted carpet, door to:

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising tiled shower enclosure with folding screen, pedestal wash hand basin, close coupled WC, full height tiling to all walls, extractor fan, mirrored cabinet, radiator, laminate flooring.

BEDROOM 2 10'2" X 7'2" (3.09 X 2.19)

Double glazed window to side, radiator, fitted carpet.

BATHROOM

Fitted with three piece suite comprising deep panelled bath with telephone style mixer tap, pedestal wash hand basin, close coupled WC, half height tiling to all walls, extractor fan, obscure double glazed window to side, radiator, laminate flooring.

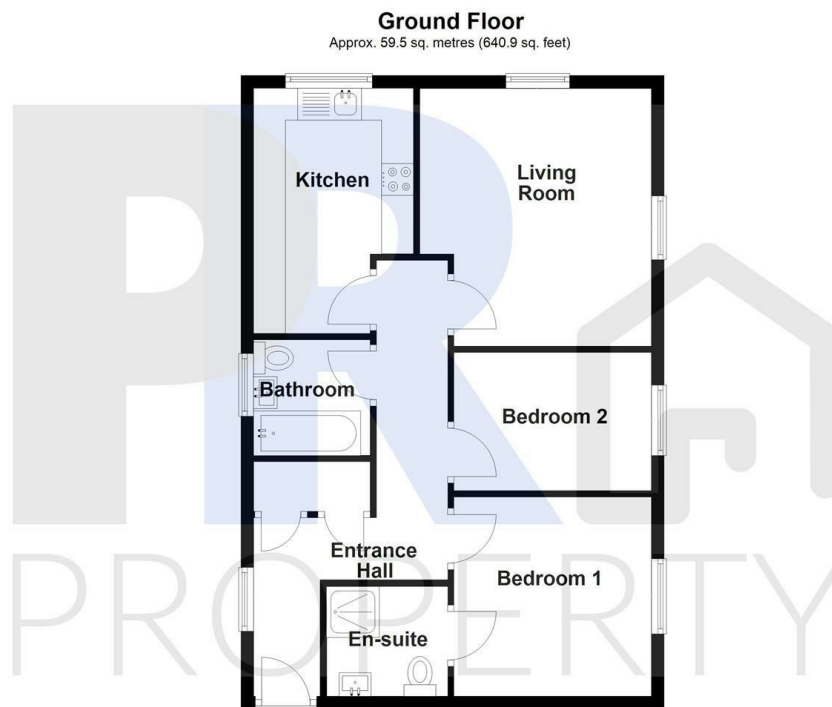
OUTSIDE

PARKING

Allocated parking space to front

FLOOR PLAN - GROUND FLOOR

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate.
DO NOT SCALE.



Total area: approx. 59.5 sq. metres (640.9 sq. feet)

49 The Wickets

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		EU Directive 2002/91/EC