

2 The Old Bakery Cowper Street, Luton, Bedfordshire, LU1 3SA  
£130,000

- Exclusive to PR Property Sales
- Fully integrated kitchen - utility cupboard
- 103 years remaining on the lease
- No upper chain — a straightforward purchase
- Characterful one bedroom maisonette within a sympathetic conversion
- Good sized double bedroom
- Double glazed windows throughout - Gas central heating
- Presented in excellent condition throughout — truly move-in ready
- Modern bathroom
- Secure allocated parking space

Exclusive to PR Property - Tucked away in a characterful conversion, this immaculate one bedroom maisonette on Cowper Street is a real find. Presented in excellent condition throughout, the property has been finished to a high standard — from the fully integrated kitchen to the contemporary bathroom — meaning you can simply move in and get on with life. With gas central heating and double glazed windows keeping things warm and efficient, plus a secure allocated parking space, everything you need is right here. Luton town centre and the train station are just a short walk away, making this ideal for commuters and first time buyers alike. No upper chain.

## ENTRANCE HALL

**OPEN LIVING / KITCHEN 18'9" X 9'11" (5.71M X 3.02M)**

**BEDROOM 1 9'7" X 10'6" (2.93M X 3.20M)**

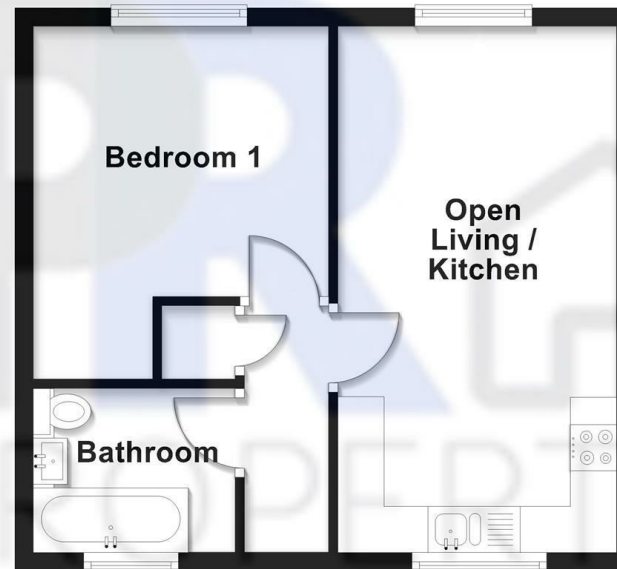
## BATHROOM

## OUTSIDE

## SECURE ALLOCATED PARKING SPACE

### Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



Total area: approx. 36.1 sq. metres (388.4 sq. feet)

### 2 The Old Bakery

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	