



25 Twigden Court, Mount Pleasant Road, Luton, Bedfordshire, LU3

2RL

6950 PCM

- AVAILABLE NOW
- Manageable maintenance and costs
- Close to Leagrave station
- One-bedroom cluster house
- Close to shops and public transport
- Must be viewed
- Convenient access to local amenities and transport
- Secure residential environment

#### Exclusive to PR Property

This one-bedroom cluster house in Twigden Court, Luton, offers a convenient and practical living space ideal for singles or couples. The property benefits from allocated parking, easing the stress of finding a spot in a busy area. Inside, you'll find a cosy bedroom, a functional kitchen, and a comfortable living area that maximise the footprint efficiently. Located within a manageable distance to local amenities, transport links, and shops, this home makes a great base for city living or commuting. Simple yet well laid out, it's perfect for those seeking a fuss-free rental option.

#### ENTRANCE HALL

Door to:

#### LIVING ROOM 11'9" X 10'9" (3.57M X 3.28M)

Box window to front, stairs.

#### KITCHEN 8'2" X 6'5" (2.50M X 1.95M)

Fitted with a matching range of base and eye level units.

#### LANDING

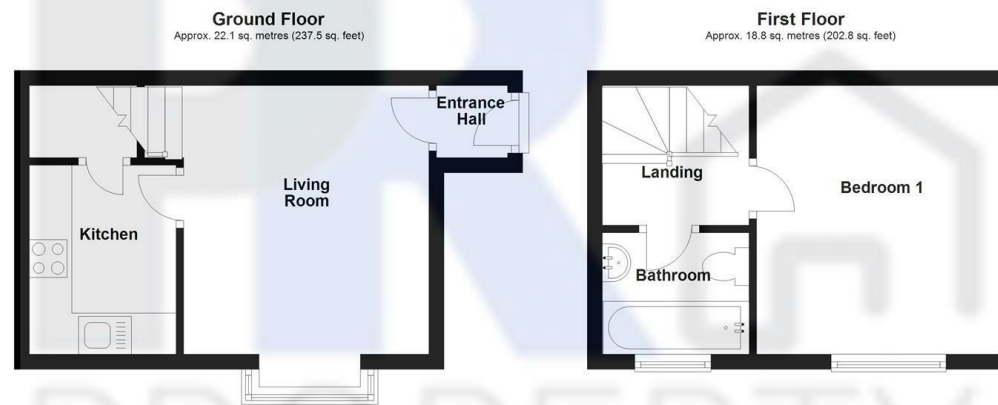
Door to:

#### BEDROOM 1 11'8" X 10'8" (3.56M X 3.25M)

Double glazed window to front, laminate flooring, built in wardrobes.

#### BATHROOM

Obscure double glazed window to front, fitted with a three piece suite comprising bath, washand basin and close coupled wc.



Total area: approx. 40.9 sq. metres (440.3 sq. feet)  
15 Twigdon court

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	