

Flat 2, 52 Clarendon Road, Luton, Bedfordshire, LU2 7PJ
£950 PCM

- 2 BEDROOM
- AVAILABLE JULY 2022

- LUXURY MODERN FINISH
- MUST BE VIEWED

- TOWN CENTRE LOCATION

**** EXCLUSIVE TO P&R PROPERTY LETTINGS ** AVAILABLE JULY 2022 ** NEWLY REFURBISHED THROUGHOUT ** 2 BEDROOMS ** MODERN & STYLISH KITCHEN AND BATHROOM **** This lovely maisonette benefits from secure gated entry, communal gardens, 2 bedrooms, new kitchen, bathroom and flooring throughout. It is located close to central Luton and offer impressive living.

ENTRANCE HALL

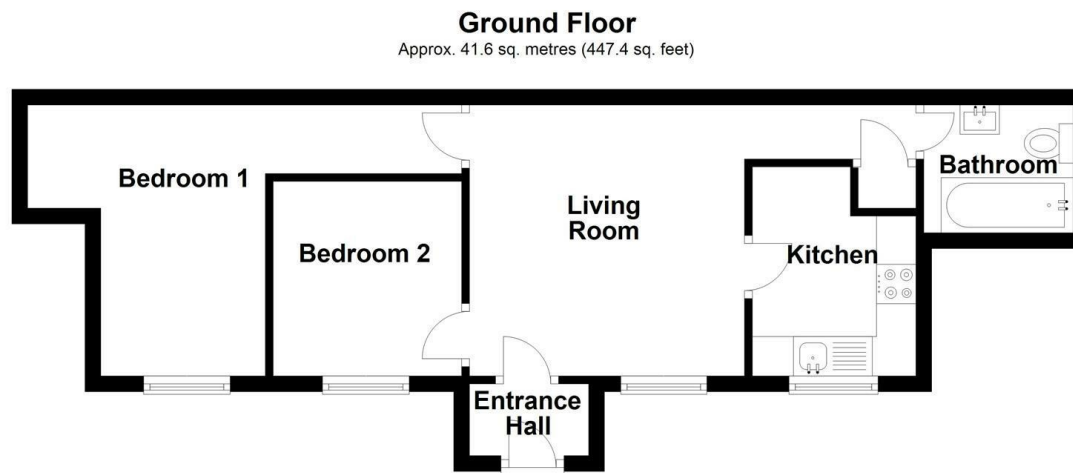
LIVING ROOM 11'3" X 6'8" (3.43M X 2.03M)

KITCHEN 8'8" X 6'10" (2.65M X 2.08M)

BEDROOM 1 2'10" X 15'0" (0.87M X 4.58M)

BEDROOM 2 8'1" X 7'10" (2.47M X 2.39M)

BATHROOM



Total area: approx. 41.6 sq. metres (447.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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		