



**PR**  
PROPERTY

111a Havelock Road, Luton, Bedfordshire, LU2 7PR  
£188,000



- EXCLUSIVE TO PR PROPERTY
- Private garden ideal for relaxation or entertaining
- CHAIN FREE
- Two bedrooms providing versatile living space
- Close proximity to Luton town centre with shops and amenities
- Share of Freehold
- Ground floor convenience for ease of access
- Easy access to the local train station for commuting
- Must be viewed

**\*\* Exclusive to PR Property \*\*** A rare opportunity to purchase a two-bedroom ground floor maisonette on Havelock Road, Luton, offered with share of freehold and no ongoing charges. This property boasts a private rear garden, ideal for outdoor enjoyment and entertaining. Conveniently located close to the town centre and within easy reach of the train station, it offers excellent connectivity for commuting or leisure. With strong buy-to-let potential generating around £1,200 PCM, this maisonette suits both first-time buyers and investors seeking hassle-free ownership in a sought-after location. Property is also CHAIN FREE.

**LIVING ROOM 12'1" X 12'0" MAX (3.68 X 3.65 MAX)**

**KITCHEN 11'7" X 10'10" (3.53 X 3.30)**

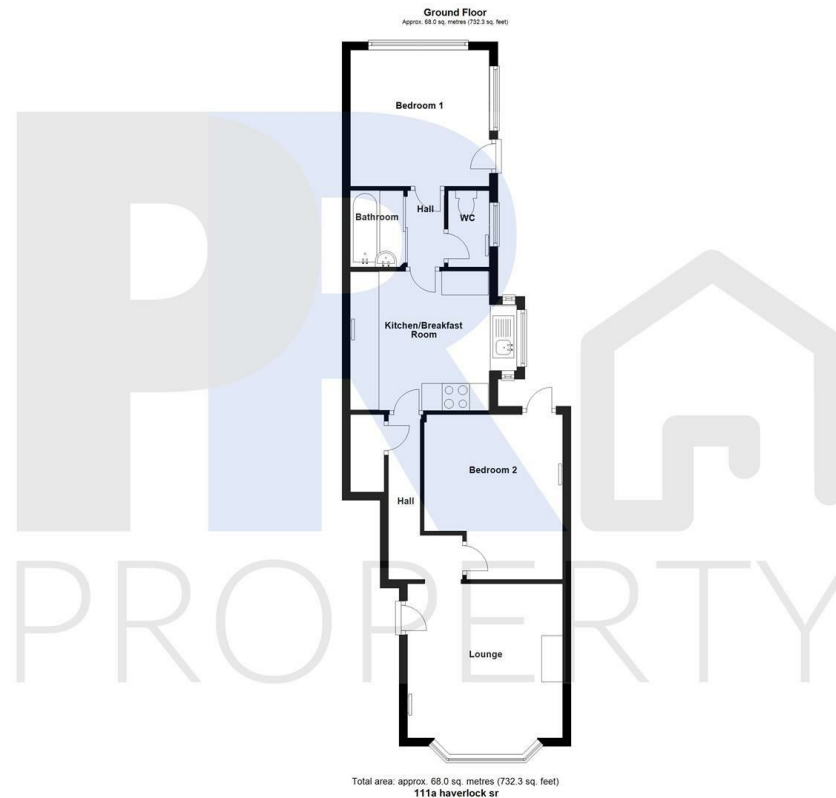
**BEDROOM 1 10'9" X 10'7" (3.28 X 3.23)**

**BEDROOM 2 12'10" MAX X 10'10" (3.91 MAX X 3.29)**

**BATHROOM**

**WC**

**REAR GARDEN**



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