



17, The Martindales Crescent Road, Luton, LU2 0AN
Offers in the region of £135,000

PR
PROPERTY

- EXCLUSIVE TO PR PROPERTY SALES
- DUPLEX APARTMENT
- GARAGE INCLUDED

- CHAIN FREE
- 111 YEARS LEFT ON THE LEASE
- CLOSE TO TOWN CENTRE AND LUTON STATION

- TWO BEDROOMS
- LOW SERVICE CHARGE
- GREAT FOR BTL INVESTORS

*** EXCLUSIVE TO PR PROPERTY SALES *** SPACIOUS 2 BEDROOM DUPLEX APARTMENT ** CHAIN FREE *** 111 YEARS LEFT ON LEASE *** LOW SERVICE CHARGES *** GARAGE *** OPEN PLAN LIVING SPACE *** TOWN CENTRE LOCATION *** 2 MINUTE WALK TO LUTON STATION *** BUY TO LET POTENTIAL £1000 PCM ** This property benefits from accommodation comprising of living room, kitchen, two bedrooms, bathroom, parking and garage.

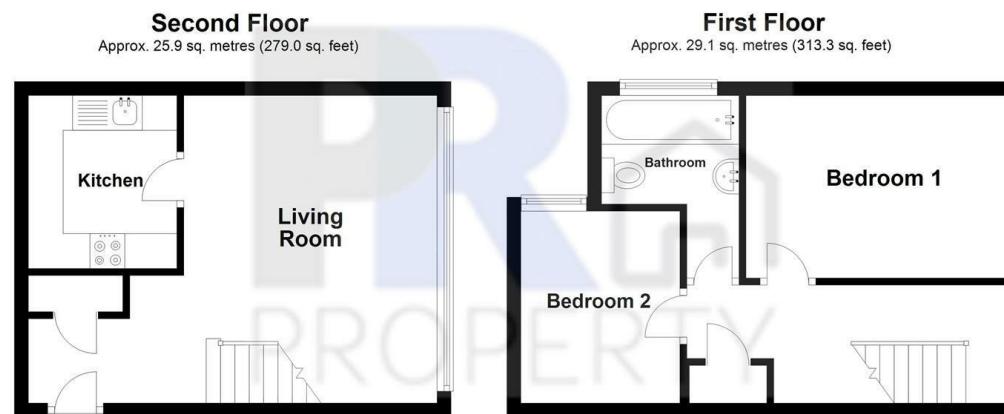
LIVING ROOM 19'3 X 14'6 (5.87M X 4.42M)

KITCHEN 8'2 X 7'0 (2.49M X 2.13M)

BEDROOM ONE 12'6 X 8'6 (3.81M X 2.59M)

BEDROOM TWO 9'0 X 7'7 (2.74M X 2.31M)

BATHROOM



Total area: approx. 55.0 sq. metres (592.3 sq. feet)

17 Martindales, Luton

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			
		57	70
England & Wales			
EU Directive 2002/91/EC			