



9a Guildford Street, Luton, LU1 2NQ
£900 PCM

PR PROPERTY

- EXCLUSIVE TO PR PROPERTY LETTINGS
- FITTED KITCHEN
- AVAILABLE OCTOBER 2023

- NEWLY REDECORATED THROUGHOUT
- GAS CENTRAL HEATING
- MUST BE VIEWED

- SPACIOUS ONE BEDROOM APARTMENT
- CLOSE TO TOWN AND LUTON STATION

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE OCTOBER 2023 *** SPACIOUS ONE BEDROOM APARTMENT *** NEWLY REDECORATED THROUGHOUT *** CLOSE TO TOWN CENTRE AND STATION *** FITTED KITCHEN INCLUDING WHITE GOODS *** GAS CENTRAL HEATING *** MUST BE VIEWED ***

HALL

Door to Storage cupboard, open plan to Fitted Kitchen & seating area.

FITTED KITCHEN 9'4" X 7'7" (2.84 X 2.31)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, fridge, washing machine and cooker, double glazed window to side, door to:

LIVING ROOM 11'10" X 11'9" (3.61 X 3.58)

Double glazed window to front, radiator.

BEDROOM 1 12'9" X 8'8" (3.89 X 2.64)

Obscure double glazed window to rear, radiator.

BATHROOM

Fitted with three piece suite comprising shower, pedestal wash hand basin and close coupled WC, extractor fan, obscure double glazed window to rear, radiator.

First Floor
Approx. 46.3 sq. metres (498.6 sq. feet)



Total area: approx. 46.3 sq. metres (498.6 sq. feet)

