



**PR**  
PROPERTY

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

- 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)

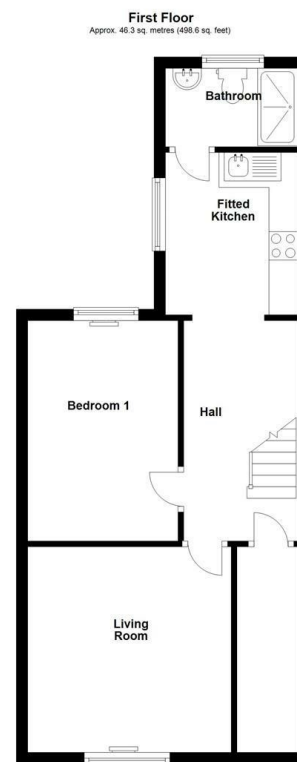
Double glazed window to front, radiator.

### 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.



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

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		
England & Wales	65	73
EU Directive 2002/91/EC		