



Flat 7, Lathwell Court Reginald Street, Luton, Bedfordshire, LU2 7QZ
£135,999

- EXCLUSIVE TO PR PROPERTY
- CHAIN FREE
- CLOSE TO STATION

- ONE BEDROOM
- LOW CHARGES
- MUST BE VIEWED

- LONG LEASE
- CLOSE TO TOWN

Exclusive to P&R Property

Tucked away in Lathwell Court on Reginald Street, this one bedroom apartment is a fantastic opportunity for first time buyers and investors alike. Chain free and ready to go, the property benefits from a long lease and impressively low service charges, making it as straightforward to own as it is to love. Ideally positioned within easy reach of Luton town centre, local shops and the mainline train station, commuters and city dwellers will feel right at home. With a rental potential of £950 PCM, the investment credentials speak for themselves.

LANDING 4'11" X 7'3" (1.50M X 2.20M)

Open plan, door to:

LIVING ROOM 15'7" X 19'8" (4.75M X 6.00M)

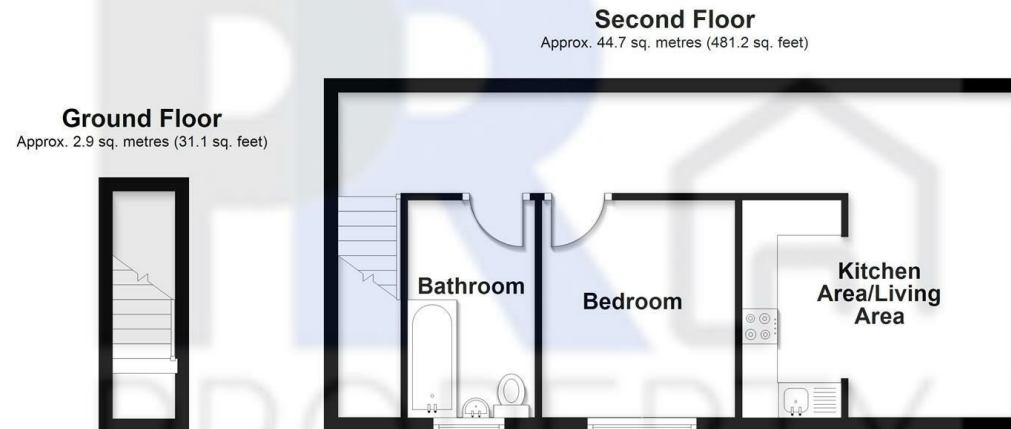
Window to side, door.

BEDROOM 10'4" X 9'2" (3.15M X 2.80M)

Window to front, door to:

BATHROOM 10'4" X 5'7" (3.15M X 1.70M)

Window to front, door to:



Total area: approx. 47.6 sq. metres (512.3 sq. feet)
7 Lathwell Court, Luton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	