



13 William Street, Luton, Bedfordshire, LU2 7RE
£1,200

- 2 bedroom house to rent on William Street, Luton
- Private courtyard garden
- Ideal for couples or small families
- Luxury modern finish throughout
- Close to Luton town centre
- Viewings highly recommended
- Two separate reception rooms
- Close to Luton Station
- Available now

**** Exclusive to PR Property **** Set along William Street in Luton, this beautifully presented 2 bedroom house offers a luxury modern finish and a versatile layout, with two separate reception rooms ideal for relaxing, dining, or working from home. To the rear, there's a private courtyard garden — a lovely low maintenance outdoor space for a morning coffee or evening wind-down. Perfectly placed for those needing easy access to Luton town centre and Luton Station, it's an ideal home for couples or a small family looking for comfort and convenience. Available now and truly one that must be viewed.

LOUNGE 9'4" X 10'4" (2.84M X 3.15M)

DINING ROOM 9'6" X 10'4" (2.90M X 3.15M)

KITCHEN 13'7" X 5'8" (4.15 X 1.73)

BEDROOM 1 9'4" X 11'9" (2.84M X 3.57M)

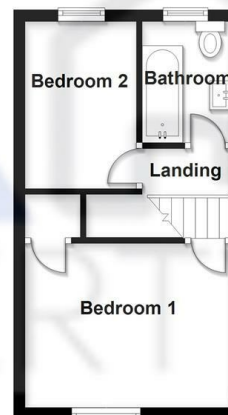
BEDROOM 2 9'6" X 6'4" (2.90M X 1.93M)

BATHROOM 6'11" X 5'1" (2.10M X 1.54M)

Ground Floor
Approx. 28.5 sq. metres (306.2 sq. feet)



First Floor
Approx. 23.9 sq. metres (257.3 sq. feet)



Total area: approx. 52.4 sq. metres (563.5 sq. feet)
13 william st

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