



13a Lyneham Road, Luton, Bedfordshire, LU2 9JR
£1,100 PCM

- LOCATED ABOVE SHOPPING PARADE
- AVAILABLE NOW
- Gas Central Heating

- Two Double Bedrooms
- Close To M1 & Airport
- Must Be Viewed

- Huge Spacious Living Area
- Fitted Kitchen
- EXCLUSIVE TO PR PROPERTY

*** EXCLUSIVE TO P&R Property Lettings *** SPACIOUS TWO BEDROOM SPLIT LEVEL MAISONETTE *** NEWLY REDECORATED THROUGHOUT *** LOCATED ABOVE SHOPPING PARADE ON LYNEHAM ROAD *** Huge Living Room & Bedrooms *** Parking Without Permit Available *** Fitted Kitchen *** Gas Central Heating ***AVAILABLE NOW ** Fitted Family Bathroom *** CLOSE TO AIRPORT & M1 *** Must Be Viewed ***

LIVING ROOM 15'02 X 11'05 (4.62M X 3.48M)

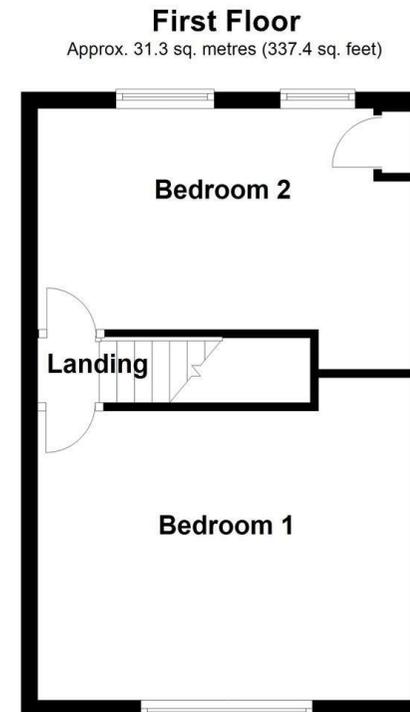
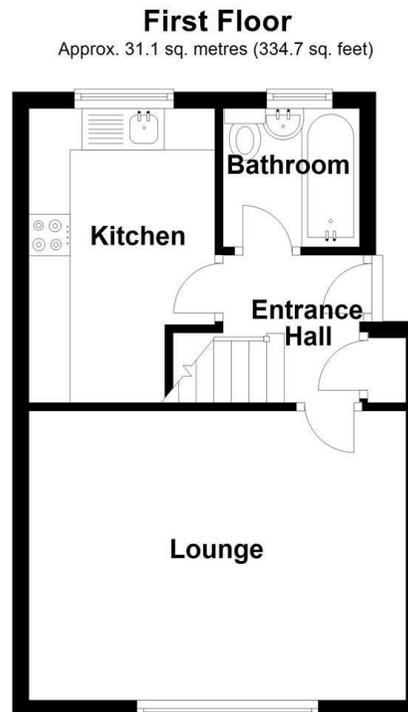
KITCHEN 11'06 X 8'03 (3.51M X 2.51M)

BEDROOM ONE 15'02 X 13'01 (4.62M X 3.99M)

BEDROOM TWO 15'02 X 8'08 (4.62M X 2.64M)

BATHROOM

Fitted bathroom including, bath, shower, basin and W/C



Total area: approx. 62.4 sq. metres (672.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	76
(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	