



**PR**  
PROPERTY

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)**

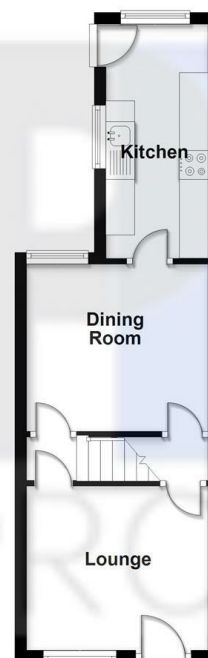
**KITCHEN 13'7" X 5'8" (4.15 X 1.73)**

**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) <b>A</b>                          |         | 91                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 69                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |