



Flat 2, Woodland Court Hart Hill Drive, Luton, Bedfordshire, LU2 0AX
£700 PCM

- AVAILABLE MARCH 2023
- SEPARATE KITCHEN
- CLOSE TO TOWN CENTRE

- LARGE STUDIO
- ON SITE PARKING
- CLOSE TO LUTON STATION

- OPEN PLAN LIVING
- GREAT CONDITION
- MUST BE VIEWED

**** EXCLUSIVE TO P&R PROPERTY LETTINGS **** AVAILABLE TO LET MARCH 2023 ** A THIS LOVELY STUDIO APARTMENT WITH SEPARATE KITCHEN ** LARGE OPEN PLAN LIVING AND STUDIO AREA *** CLOSE TO LUTON STATION *** CLOSE TO TOWN CENTRE ** PARKING ** MUST BE VIEWED ***

The property benefits from accommodation comprising entrance hall, living area, fitted kitchen, shower room and parking.

HALLWAY

Open plan, secure hardwood entrance door.

BEDROOM/LOUNGE 12'6" X 14'11" (3.81M X 4.55M)

Double glazed bay window to side, fitted carpet flooring and secure hardwood door.

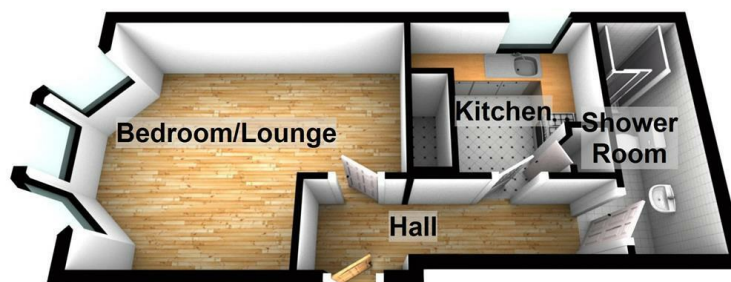
SHOWER ROOM

Shower Room fitted with three piece suite comprising tiled shower area with fitted electric shower and shower curtain and curtain rail and close coupled WC with tiled flooring.

KITCHEN 8'1" X 9'4" (2.46M X 2.84M)

Fitted with a range of base and eye level units with worktop space over with drawers, 1+1/2 bowl stainless steel sink with mixer tap, uPVC double glazed window to rear, Storage/Airing cupboard and tiled flooring.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC