



Flat 7, Old Inkerman Arms Inkerman Street, Luton, Bedfordshire,  
LU1 1JD  
£750

- ONE BEDROOM
- OPEN PLAN LIVING
- 1 MINUTE WALK TO MALL AND SHOPS

- AVAILABLE LATE NOVEMBER 2025
- FITTED KITCHEN
- CALL NOW ON 01582 720 777

- TOWN CENTER LOCATION
- MUST BE VIEWED

\*\*\*\* P&R PROPERTY LETTINGS \*\*\*\* AVAILABLE NOVEMBER 2025 \*\*\*\* A LOVELY ONE BEDROOM APARTMENT LOCATED IN CENTRAL LUTON. \*\*\* TOWN CENTRE LOCATION \*\*\* FITTED KITCHEN \*\*\* CLOSE TO MALL AND SHOPS \*\*\* MUST BE VIEWED \*\*\*

The property benefits from accommodation comprising communal entrance with security entry, open plan living kitchen area, bedroom and shower room.

### ENTRANCE HALL

Door to:

### LIVING ROOM 11'9" X 11'6" (3.58M X 3.51M)

Double glazed velux window to front, fitted with a matching range of base and eye level units with worktop space over, sink unit with tiled splashbacks, space for fridge and washing machine, fitted electric oven, built-in four ring hob with extractor hood over.

### BEDROOM 1 8'9" X 11'6" (2.67M X 3.51M)

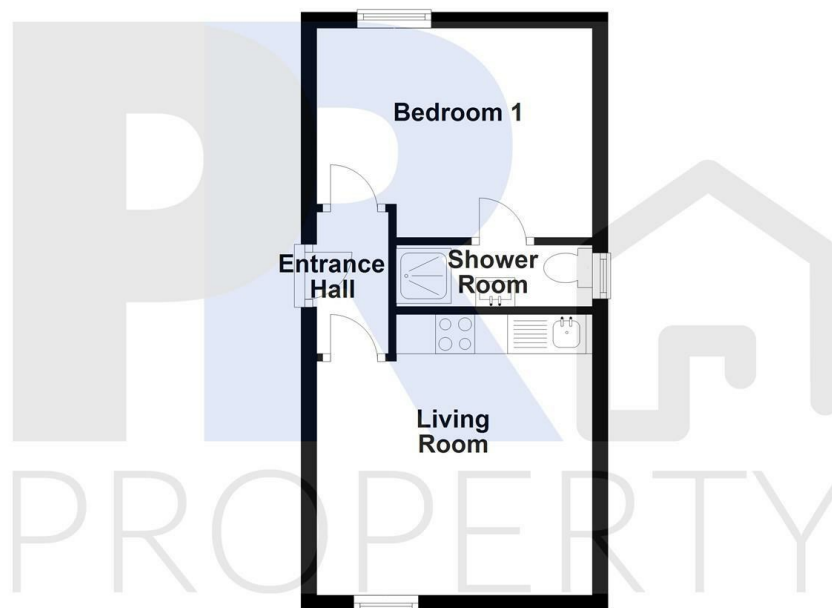
Double glazed velux window to rear, door to:

### SHOWER ROOM

Shower, wash hand basin and WC, double glazed velux window to side.

### Second Floor

Approx. 25.4 sq. metres (273.4 sq. feet)



Total area: approx. 25.4 sq. metres (273.4 sq. feet)

**Flat 7 52 inkerman st**

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