



**Flat 1, Princes Place Knights Field, Luton, LU2 7LN**  
**£160,000**



- Exclusive to PR Property
- Secure underground parking included
- Leasehold — 87 years remaining on the lease
- Beautifully maintained block and communal grounds.
- No Upper Chain
- Moments from the beautiful Wardown Park
- In need of modernisation — ideal for buyers wanting to add value
- Two well-proportioned bedrooms
- Excellent access to Luton town centre
- Strong investment potential — estimated rental income of £1,300 pcm

Exclusive to P&R Property - Tucked away in a well-regarded development just a short stroll from the beautiful Wardown Park, this two bedroom flat offers a fantastic opportunity for buyers looking to put their own stamp on a property. Secure underground parking is a real bonus in this location, and with easy access to Luton town centre, the train station, and excellent local bus links, convenience is truly on your doorstep. The property does require some modernisation throughout, but this is a genuine chance to create something special — and the numbers stack up well for investors too.

## ENTRANCE HALL

**LIVING ROOM 17'0" X 10'9" (5.20 X 3.30)**

**KITCHEN 9'7" X 7'4" (2.93 X 2.26)**

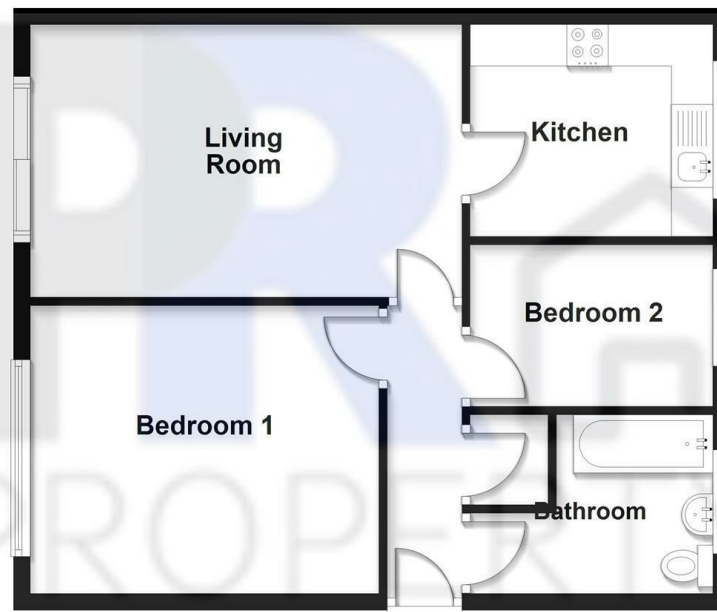
**BEDROOM ONE 13'9" X 10'4" (4.21 X 3.15)**

**BEDROOM TWO 9'6" X 6'4" (2.92 X 1.94)**

**BATHROOM**

## Ground Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 sq. feet)

**1 Princes Place, Luton**

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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                             | 64      | 71        |
| EU Directive 2002/91/EC                     |         |           |