



13 William Street, Luton, Bedfordshire, LU2 7RE  
£1,200 PCM

**PR**  
PROPERTY

# 13 William Street, Luton, Bedfordshire, LU2 7RE

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 center 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)**

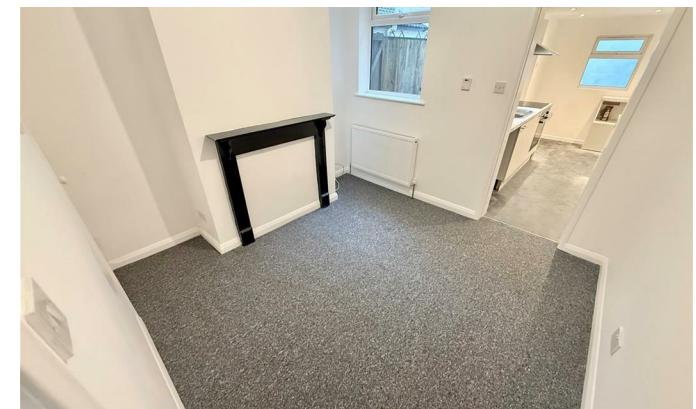
**DINING ROOM 9'6" X 10'4" (2.90M X 3.15M)**

**KITCHEN 13'7" X5'8" (4.15 X1.73)**

**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)**



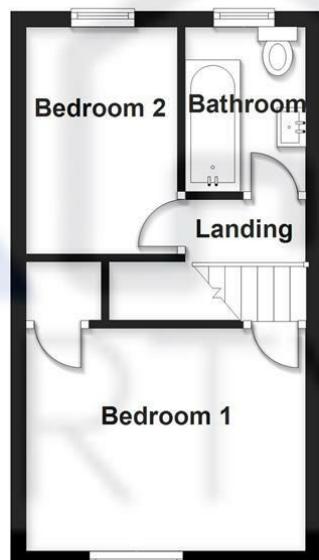
## Ground Floor

Approx. 28.5 sq. metres (306.2 sq. feet)



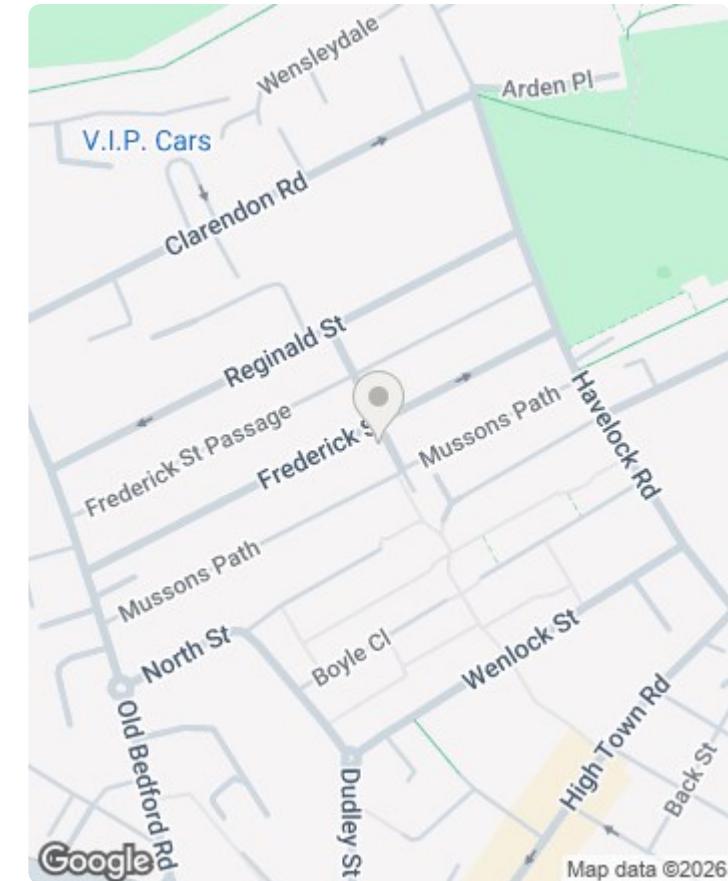
## First Floor

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)	A	91	
(81-91)	B		
(69-80)	C		
(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	

