



13 Highview Court Dudley Street, Luton, Bedfordshire, LU2 0FR
£900 PCM



- SPACIOUS ONE BEDROOM
- AVAILABLE FEBRUARY 2023
- MUST BE VIEWED

- MODERN FINISH
- 2 MINUTE WALK TO STATION

- TOWN CENTRE
- BALCONY

*** EXCLUSIVE TO P&R PROPERTY LETTINGS *** SPACIOUS ONE BEDROOM APARTMENT *** MODERN FINISH THROUGHOUT *** CLOSE TO TOWN CENTRE *** 2 MINUTE WALK TO LUTON STATION *** WHITE GOODS INCLUDED *** FIRST FLOOR *** LIFT ACCESS *** SECURITY ENTRY BUILDING *** MUST BE VIEWED ***

ENTRANCE HALL

Fitted carpets, large storage cupboard and airing cupboard, door to

LIVING ROOM 17'11" X 16'3" (5.46M X 4.95M)

Two double glazed windows to rear, fitted carpets open plan to

KITCHEN AREA

Fitted with a matching range of base and eye level units with worktop space over, sink unit, integrated fridge/freezer, dishwasher and washing machine, fitted oven, four ring hob with extractor hood over.

BEDROOM 1 12'5" X 10'11" (3.78M X 3.33M)

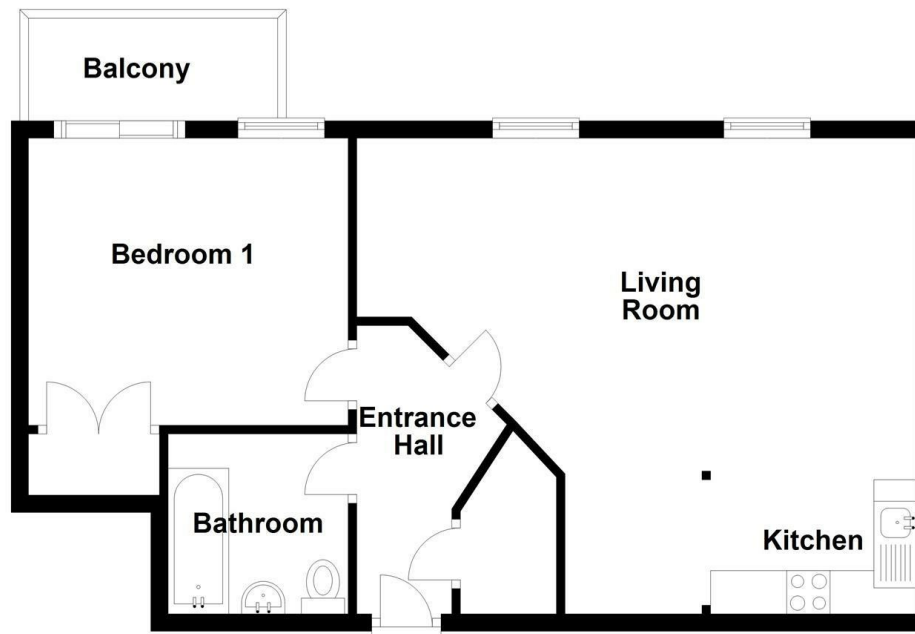
Double glazed window to rear, patio doors to balcony.

BATHROOM

Fitted with three piece suite comprising bath with shower over and glass screen, pedestal wash hand basin and close coupled WC.

First Floor

Approx. 54.1 sq. metres (582.5 sq. feet)



Total area: approx. 54.1 sq. metres (582.5 sq. feet)

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	