

45a Reginald Street, Luton, Bedfordshire, LU2 7QZ
£675 PCM

- Available to let MAY 2021
- Large Maisonette

- One double Bedroom
- Gas CH

- Close to town centre
- NEWLY REDECORATED

** Exclusive to P&R Property lettings ** NEWLY REDECORATED *** Available to let MAY 2021 is this one bedroom maisonette that benefits from spacious living space including large living room, kitchen / diner, double bedroom, gas central heating and is located within easy walking distance to the town centre.

FIRST FLOOR - FLAT B

LOUNGE 10'11" X 15'6" (3.33M X 4.73M)

Two windows to front, door.

KITCHEN 10'10" X 9'11" (3.29M X 3.02M)

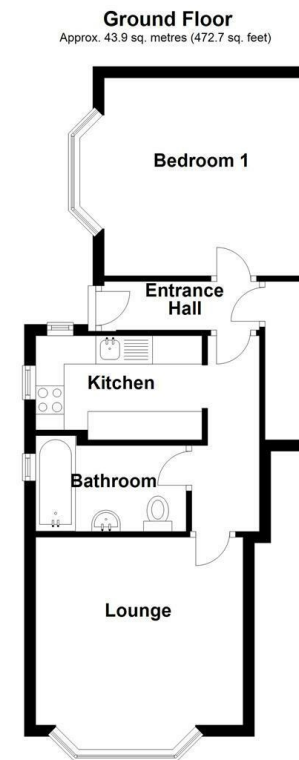
Fitted with a matching range of base and eye level units with worktop space over, sink, space for fridge/freezer, washing machine and cooker, window to rear, door to:

BEDROOM 1 12'1" X 11'7" (3.69M X 3.52M)

Window to side, door to:

BATHROOM

Fitted with a three piece suite comprising bath, wash hand basin and wc, window to side.



Total area: approx. 43.9 sq. metres (472.7 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | |