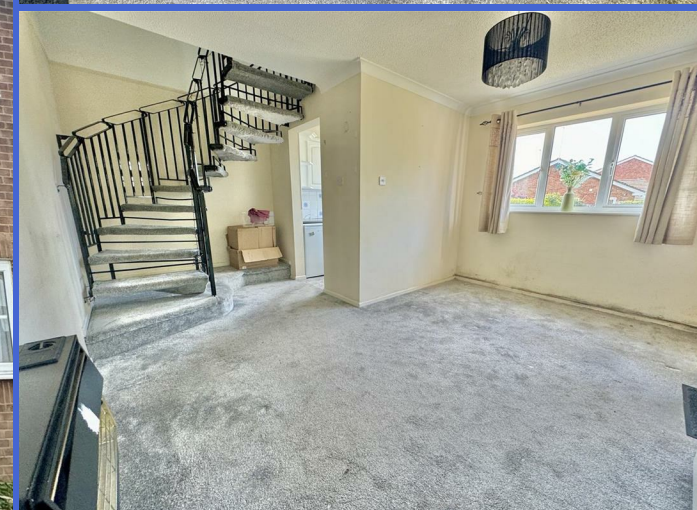
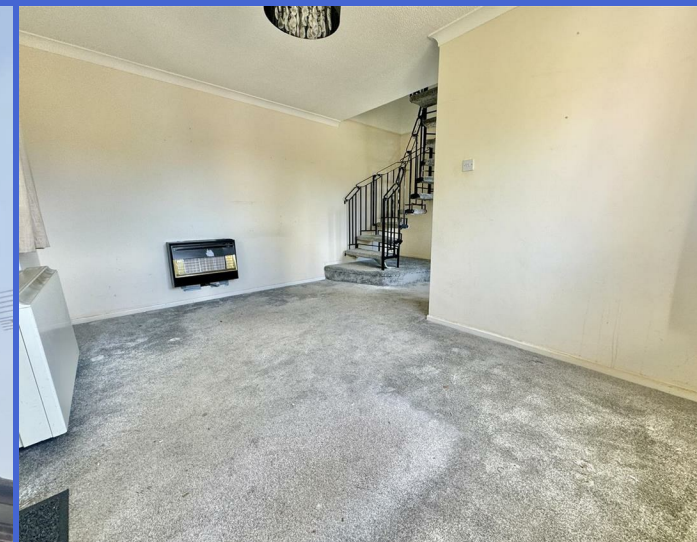




17 Albury Close, Luton, LU3 4AY
£180,000



- Exclusive to PR Property sales
- Close to Supermarket & shops
- Front garden
- Good bus links

- No Upper Chain
- Allocated Parking
- Buy to let potential £1000pcm

- Located in quiet Close
- Great Living space
- Close to Leagrave train Station

**** EXCLUSIVE TO PR PROPERTY SALES ** NO UPPER CHAIN ** GREAT FIRST TIME BUY OR BUY TO LET ** LOCATED IN QUIET CLOSE ** INCLUDES PRIVATE GARDEN AREA ***** This delightful one bedroom home offers well throughout living space including L shaped Lounge / Dining room, kitchen, one double bedroom and bathroom. Outside you have a small front garden and communal parking area.

GROUND FLOOR

LOUNGE/DINER 15'6" MAX X 13'7" MAX (4.72M MAX X 4.14M MAX)

KITCHEN 6'7" X 6'1" (2.01M X 1.85M)

1ST FLOOR

BEDROOM 1 7'10" X 13'7" (2.39M X 4.14M)

BATHROOM

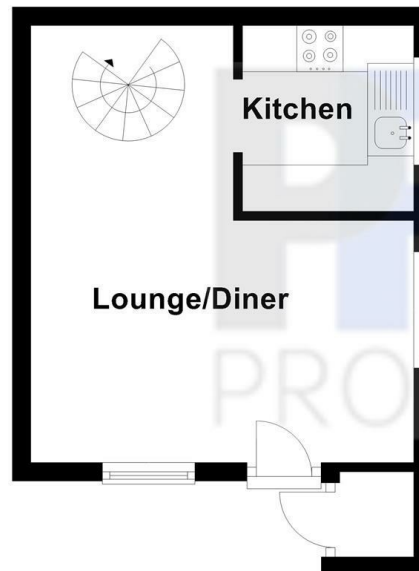
OUTSIDE

FRONT GARDEN & ALLOCATED PARKING SPACE

COUNCIL TAX - BAND B

EPC= D

Ground Floor
Approx. 20.4 sq. metres (219.3 sq. feet)



First Floor
Approx. 19.6 sq. metres (210.9 sq. feet)



Total area: approx. 40.0 sq. metres (430.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC