



**PR**   
PROPERTY

**9 Dauphin Court, Earlsmeade, Luton, LU2 7JE**  
**£1,200 PCM**



- Available now
- Kitchen
- Great Condition

- 2 Bedrooms
- Close To Town
- Must Be Viewed

- Living Room
- Parking

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* A MODERN 2 BEDROOM APARTMENT LOCATED CLOSE TO THE TOWN CENTRE WITH PARKING. \*\* AVAILABLE NOW - SEPTEMBER 2023 \*\*\* MODERN FITTED KITCHEN \*\*\* MUST BE VIEWED \*\*\*

Available to let in excellent condition is this lovely apartment boasting 2 bedrooms, living room, kitchen, bathroom and allocated parking space.

## GROUND FLOOR

### ENTRANCE HALL

Electric storage heater, storage cupboard, door to:

### LIVING ROOM 16'10" X 12'2" (5.12 X 3.70)

Double glazed window to side, electric storage heater, fitted carpet, open plan to:

### KITCHEN 7'8" X 6'5" (2.33 X 1.96)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with tiled splashbacks, space for fridge/freezer and washing machine, fitted electric oven, built-in four ring electric hob with extractor hood over, vinyl flooring.

### BEDROOM 1 12'2" X 9'5" (3.70 X 2.88)

Double glazed window to side, double glazed window to front, electric heater, fitted carpet, built in wardrobe.

### BEDROOM 2 10'8" MAX X 6'5" (3.25 MAX X 1.95)

Double glazed window to front, fitted carpet, built in wardrobe.

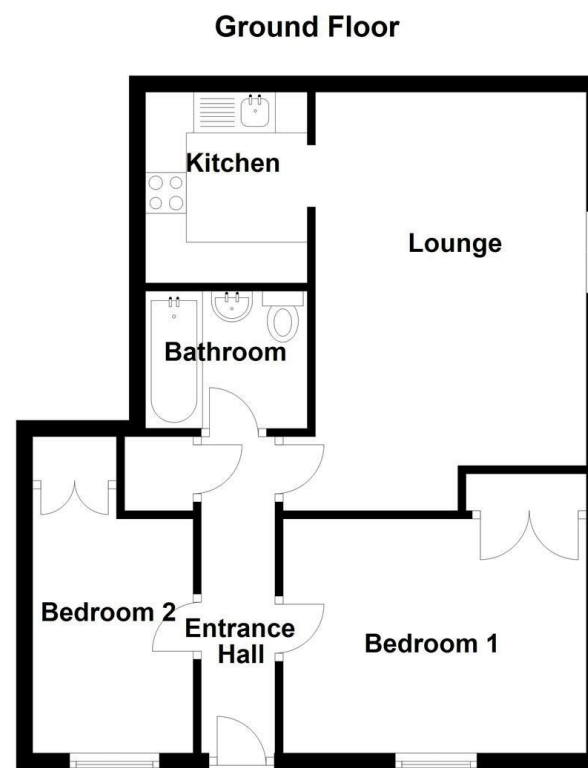
### BATHROOM

Fitted with three piece suite comprising deep panelled bath with shower attachment over, pedestal wash hand basin, close coupled WC, half height tiling to all walls, extractor fan, fitted carpet.

### OUTSIDE

### ALLOCATED PARKING

Parking for one car, visitors parking available



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	70	73
EU Directive 2002/91/EC		