

45A Reginald Street, Luton, Bedfordshire, LU2 7QZ  
£900



- Ground floor maisonette
- Convenient for Luton Station
- Available now
- Newly redecorated throughout
- Large double bedroom
- Must be viewed
- Close to Luton town centre
- Gas central heating
- EXCLUSIVE TO P&R PROPERTY LETTINGS

Exclusive to PR Property, this newly redecorated ground floor maisonette on Reginald Street, Luton is a great option for anyone wanting a simple, well located home with town centre and Luton Station within easy reach. The layout includes a generously sized double bedroom and benefits from gas central heating for year round comfort. Available now, it's ideal for commuters or anyone looking to move quickly without compromising on convenience. Early viewing is strongly recommended to appreciate the space and location.

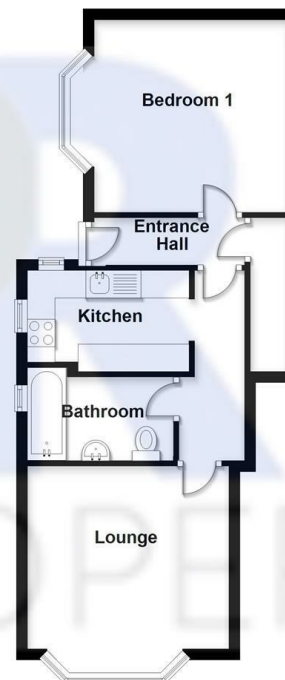
**LOUNGE 10'11" X 15'6" (3.33M X 4.73M)**

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

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

**BATHROOM**

**Ground Floor**  
Approx. 43.9 sq. metres (472.7 sq. feet)



Total area: approx. 43.9 sq. metres (472.7 sq. feet)  
**45 reginald st**

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>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		