



**25 Sir Herbert Janes Village, Luton, LU4 9HS**  
**£1,032 PCM**

- EXCLUSIVE TO PR PROPERTY LETTINGS
- LARGE LIVING SPACE
- CLOSE TO LEAGRAVE STATION
- AVAILABLE NOW
- OVER 55'S RESIDENTS ONLY
- PARKING FOR 1 VEHICLE
- CLOSE TO HOSPITAL
- 3 BEDROOMS
- COMMUNAL GARDENS
- CLOSE TO M1

\*\*\* EXCLUSIVE TO PR PROPERTY LETTINGS \*\*\* OVER 55'S RESIDENTS ONLY \*\*\* RETIREMENT VILLAGE \*\*\* 3 BEDROOM APARTMENT \*\*\* LOCATED IN OVER 55'S DEVELOPMENT \*\*\*

Exclusive to PR Property this well presented three bedroom first floor apartment is available to rent now and offers a generous living space that's ideal for relaxing or entertaining. With gas central heating throughout, you'll have comfortable year round living, plus the added benefit of access to communal gardens for a bit of outdoor space without the upkeep. Practical touches include one allocated parking space, and the location is ideal for the train station and handy transport links close by.

**LIVING ROOM 23'11 X 17'11 (7.29M X 5.46M)**

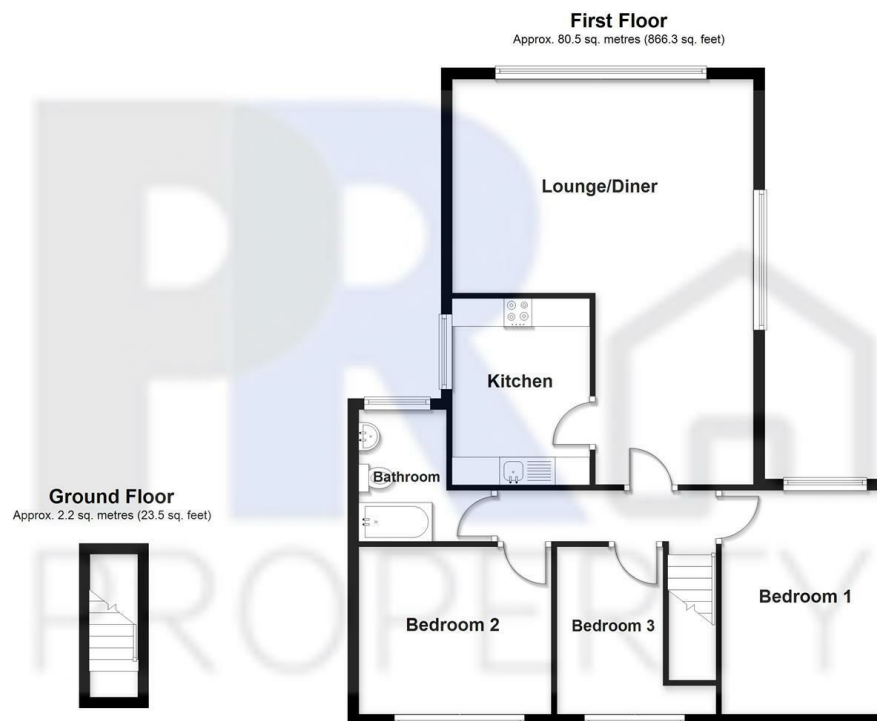
**KITCHEN 11'00 X 8'01 (3.35M X 2.46M)**

**BEDROOM ONE 14'10 X 9'06 (4.52M X 2.90M)**

**BEDROOM TWO 11'04 X 9'08 (3.45M X 2.95M)**

**BEDROOM THREE 9'11 X 9'05 (3.02M X 2.87M)**

**BATHROOM**



Total area: approx. 82.7 sq. metres (889.8 sq. feet)  
25 Herbert Janes, Luton

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	71	74
EU Directive 2002/91/EC		