



PRG
PROPERTY

50 Campania Grove, Luton, Bedfordshire, LU3 4DD
£200,000

- Exclusive to PR Property Sales
- Well presented
- Excellent First time buy
- Allocated Parking Space
- 160 year lease on completion
- No Upper Chain
- Gas Heating
- 2 Double Bedrooms
- Buy to let potential £1000pcm
- Double glazed windows

**** EXCLUSIVE TO PR PROPERTY SALES **** A Large 2 bedroom maisonette **** Excellent location ****. This lovely maisonette is being sold with a new 125 year lease on completion. The property itself benefits from accommodation comprising entrance hall, open plan lounge/diner, fitted kitchen, 2 double bedrooms, bathroom, allocated parking space, gas heating and double glazed windows.

ENTRANCE HALL

LIVING ROOM 15'4" X 11'1" (4.68M X 3.37M)

KITCHEN 8'11" X 8'5" (2.71M X 2.56M)

BEDROOM 1 14'6" X 9'7" (4.42M X 2.91M)

BEDROOM 2 9'9" X 9'7" (2.97M X 2.91M)

BATHROOM 6'3" X 5'7" (1.91M X 1.71M)



Total area: approx. 55.3 sq. metres (595.4 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	56	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC