



50 Campania Grove, Luton, Bedfordshire, LU3 4DD
£210,000

- 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)



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