



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)**



Total area: approx. 55.3 sq. metres (595.4 sq. feet)

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>	56	65
(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