



PR 
PROPERTY

40 Preston Gardens, Luton, Bedfordshire, LU2 7NL
£1,250 PCM

- AVAILABLE NOW
- 2 RECEPTION ROOMS
- GREAT LOCATION

- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN
- GARDENS

- 2 DOUBLE BEDROOMS
- MODERN BATHROOM

**** Exclusive to P&R Property Lettings ** Available NOW ** Two DOUBLE Bedrooms ** MODERN kitchen and Bathroom ** Well presented throughout **. The property benefits from accommodation comprising entrance hall, lounge, dining room, kitchen, bathroom, two double bedrooms, gas central heating, double glazed windows and gardens.**

ENTRANCE HALL

LOUNGE 10'10" X 9'10" (3.31M X 2.99M)

DINING ROOM 10'0" X 13'1" (3.06M X 3.98M)

KITCHEN 7'7" X 7'5" (2.31M X 2.25M)

BATHROOM

LANDING

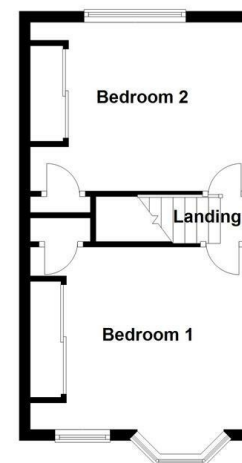
BEDROOM 1 10'10" X 13'1" (3.31M X 3.98M)

BEDROOM 2 10'0" X 13'1" (3.06M X 3.98M)

Ground Floor
Approx. 38.9 sq. metres (418.9 sq. feet)



First Floor
Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 68.5 sq. metres (737.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC