



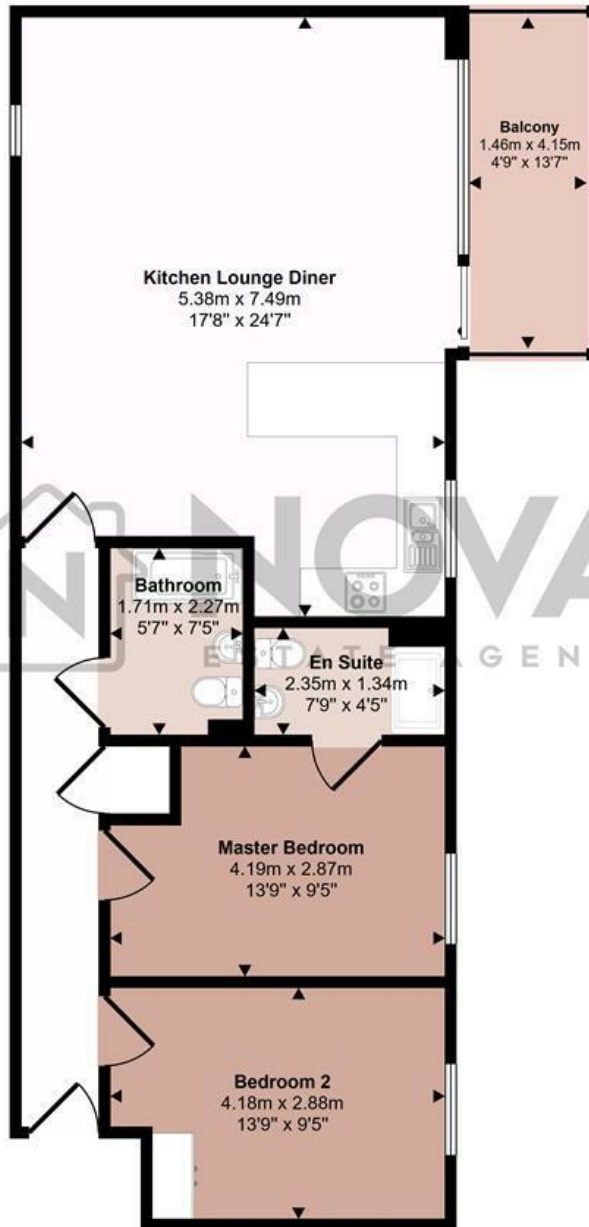
## 42 Primrose Close, Luton, LU3 1EU

A fantastic two bedroom, two bathroom apartment located in the highly sought after Primrose Close, offering just under 850 sq ft of spacious and modern living accommodation. This beautifully presented property features a large open plan living and dining area with direct access to a private balcony overlooking the stunning Wardown Park, creating the perfect space for both relaxing and entertaining. The generous master bedroom benefits from a contemporary en-suite bathroom, while the second bedroom is also a well proportioned double room. Further benefits include a modern family bathroom, secure allocated parking and part furnished accommodation. Ideally situated within close proximity to the train station and a range of local amenities, including Wardown Park, this superb apartment is available now. Call Nova Estate Agents to book a viewing.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 2 Double Bedroom 2 Bathroom Apartment
- Allocated Secure Parking
- Available Now
- Part Furnished
- Beautiful Views Overlooking Wardown Park
- Master Bedroom With Ensuite

£1,375 Per month

Approx Gross Internal Area  
79 sq m / 849 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	