



## Room 3, 49 Brendon Avenue, Luton, LU2 9LG

A well presented single bedroom is available to let within this spacious five bedroom House of Multiple Occupancy (HMO), arranged over three floors on Brendon Avenue. The room forms part of a fully let, well managed property and is ideal for a single occupant.

The house benefits from shared use of a well-equipped communal kitchen, comfortable communal living areas, bathroom and shower facilities, and a generous garden space. Additional features include double glazing, gas central heating, and a large driveway providing off-street parking for residents.

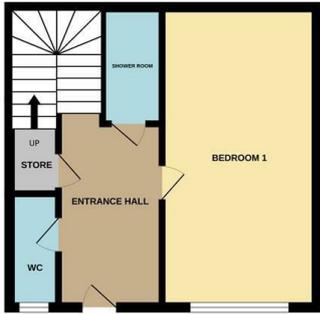
The property is particularly suitable for students and is just a 5 minute drive from the University of Bedfordshire, making it a convenient choice for those studying nearby

Conveniently located and well suited to shared living, the property offers practical accommodation with excellent amenities. This room provides a comfortable, affordable option within a friendly shared household, ideal for both students and working professionals.

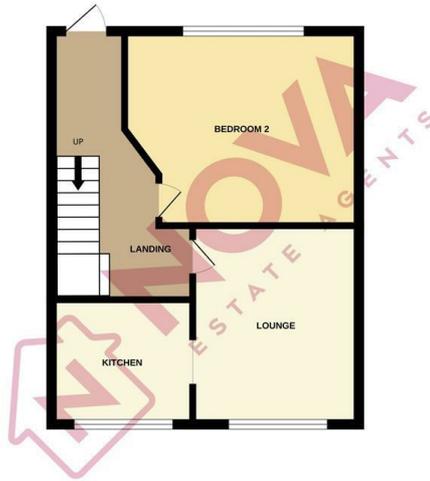
- Nova Estate Agents
- Single Bedroom
- Available Now
- Furniture Included
- Single Occupancy Only
- Close to Luton airport and parkway station
- Suitable for Students

£495 Per month

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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		