



ABSOLUTE
PROPERTY

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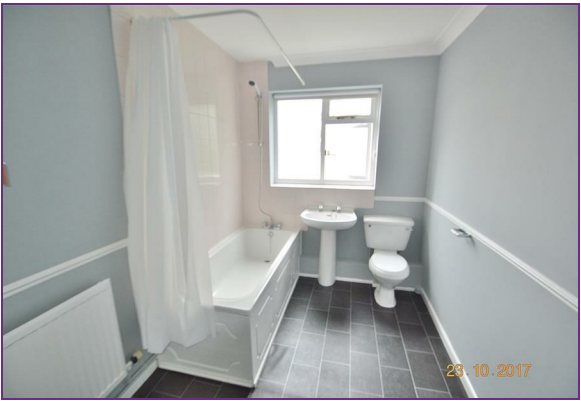
**3 Canterbury Court, Luton
LU3 2QY**

£1,125 PCM

Absolute Property are pleased to offer this ground floor 2 bedroom maisonette located in the popular Marsh Road area of Leagrave, allowing for easy access to the shops, takeaways, hairdressers and banks as well as being only a short walk to Leagrave train station. Benefits include a through lounge, double glazing and own garden. Available end of February . Viewing highly recommended to avoid disappointment.



3 Canterbury Court, Luton
LU3 2QY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
99 (A)	77 (B)	99 (A)	75 (D)
98 (A)	78 (B)	98 (A)	75 (D)
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0 (A)		0 (A)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	