

Flat (EPC Rating: C)

**FLAT 2, 49 FILMER ROAD, LUTON,  
BEDFORDSHIRE, LU4 9BY**

Per month

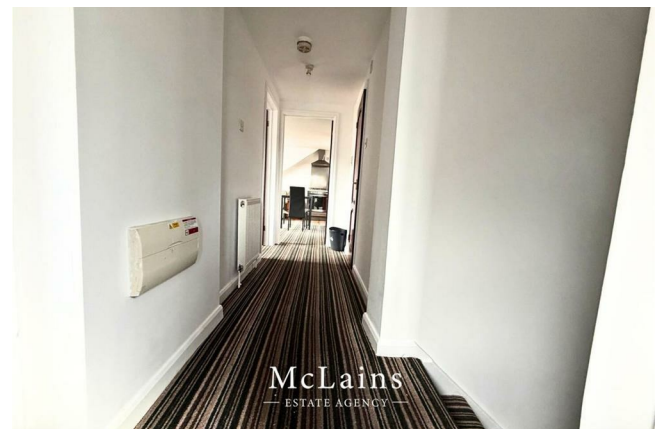
**£1,250 Per**

# 2 Bedroom Flat located in Luton

McLains Estate Agency is happy to present this charming flat on Filmer Road. This delightful flat offers a perfect blend of comfort and convenience. This property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking a serene living space.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home. This versatile area is perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere. The flat also boasts a modern bathroom, designed with both style and functionality in mind, ensuring your daily routines are met with ease.

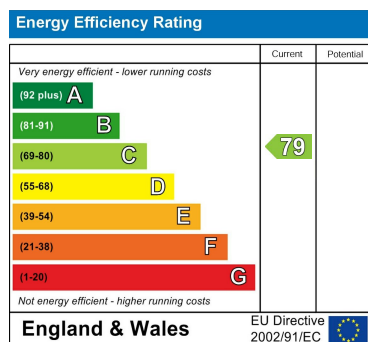
The location of this property is particularly advantageous, with easy access to local amenities, transport links, and green spaces, making it a practical choice for those who appreciate both urban living and the tranquillity of nature. Whether you are commuting to work or enjoying a leisurely weekend, everything you need is within reach.



Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.