

PR 
PROPERTY

81, Moulton Court Moulton Rise, Luton, LU2 0AL
£1,200 PCM

- Exclusive to PR Property Lettings
- Modern & Stylish interior
- Well presented

- Available Now
- Integrated Kitchen
- Close to Town centre

- 2 Double Bedrooms
- Under floor heating

**** Exclusive to PR Property Lettings ** Available Now ** Close to Town Centre ** Two Double Bedrooms ** Modern interior ** A beautifully presented apartment located minutes from the town centre and train station. The property benefits from accommodation comprising entrance hall, living room, fully integrated kitchen, 2 double bedrooms, shower room and under floor heating.**

LOUNGE 14'1" X 10'0" (4.29M X 3.04M)

KITCHEN 14'1" X 11'2" (4.29M X 3.40M)

Refitted matching range of eye level units with wood worktop space over, sink, integrated fridge/freezer, dishwasher and washing machine, fitted oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, laminate flooring, under floor heating, open planing to living room

BEDROOM 1 10'11" X 15'10" (3.33M X 4.83M)

Double glazed window to rear, built in wardrobes, radiator, fitted carpet.

BEDROOM 2 9'6" X 9'5" (2.90M X 2.86M)

Double glazed window to side, built in wardrobes, radiator, fitted carpet.

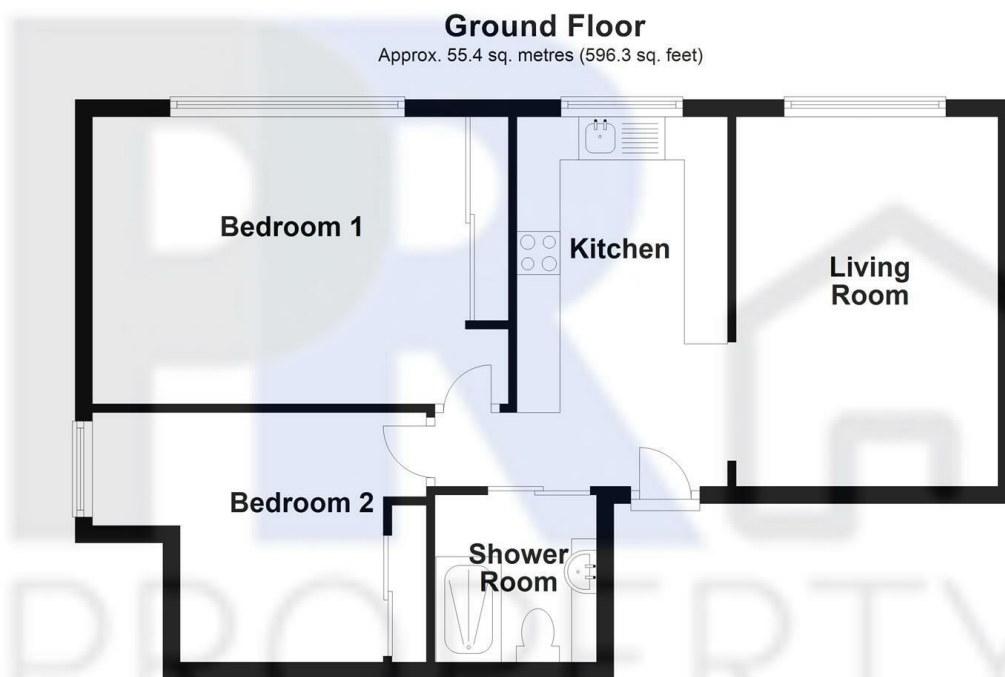
SHOWER ROOM

Fabulous modern fitted shower with three piece suite comprising tiled double shower enclosure, vanity wash hand basin, close coupled WC, full height tiling to all walls.

OUTSIDE

PARKING

Parking available on a first come first served basis.



Total area: approx. 55.4 sq. metres (596.3 sq. feet)

81 Moulton Court

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC