



Connells

Moulton Court Moulton Rise
Luton

Moulton Court Moulton Rise Luton LU2 0AL

for sale
£175,000



Property Description

*****NO UPPER CHAIN*****POPULAR DEVELOPMENT*****

Are you looking for a property with no upper chain? Looking for a property close to Luton town centre. Call now to view!!!

Located in a popular development is this immaculate two bedroom flat which will be a fantastic investment. The area has grown very popular over the years as Luton mainline railway station is within proximity as well as Luton town centre. In brief the property comprises of an entrance hall, lounge, fitted kitchen, two double bedrooms and bathroom. Externally there is plenty of communal grounds and on street parking.

Lounge

16' x 10' 9" (4.88m x 3.28m)

Double glazed window to rear. TV and Telephone point. Heater.

Kitchen

10' x 8' 6" (3.05m x 2.59m)

Fitted with wall and base units. Sink drainer. Work surfaces. Electric oven and hob. Plumbing and space for appliances. Partly tiled. Double glazed window to front.

Bedroom One

12' 7" x 10' 1" (3.84m x 3.07m)

Double glazed window to front. Heater.

Bedroom Two

9' 9" x 10' 8" (2.97m x 3.25m)

Double glazed window to side. Heater. Storage cupboard.

Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps and shower attachment. Extractor fan. Radiator. Double glazed window to side.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
 LUTON LU1 2AT

EPC Rating: E Council Tax
 Band: A

Service Charge: 900.00 Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT315766

This is a Leasehold property with details as follows; Term of Lease 140 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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