



**Connells**

Moulton Court Moulton Rise  
Luton



### Property Description

\*\*\* VERY WELL PRESENTED TWO BEDROOM CLOSE TO TOWN \*\*\* Connells are excited to offer to the market this stunning two double bedroom apartment, perfect for somebody looking to be close to Luton Town Centre. The property benefits from a brand new stunning high gloss kitchen with all white goods, modern bathroom, two large double bedrooms and a separate lounge all decorated throughout. Call Connells today to arrange a viewing....

### Lounge

4' 9" x 3' 3" ( 1.45m x 0.99m )  
Double glazed window to front. Radiator.

### Kitchen

2' 6" x 3' ( 0.76m x 0.91m )  
Fitted with wall and base units. Sink drainer. Work surfaces. Plumbing and space for appliances.

### Bedroom One

4' x 3' ( 1.22m x 0.91m )  
Double glazed window to front. Radiator.

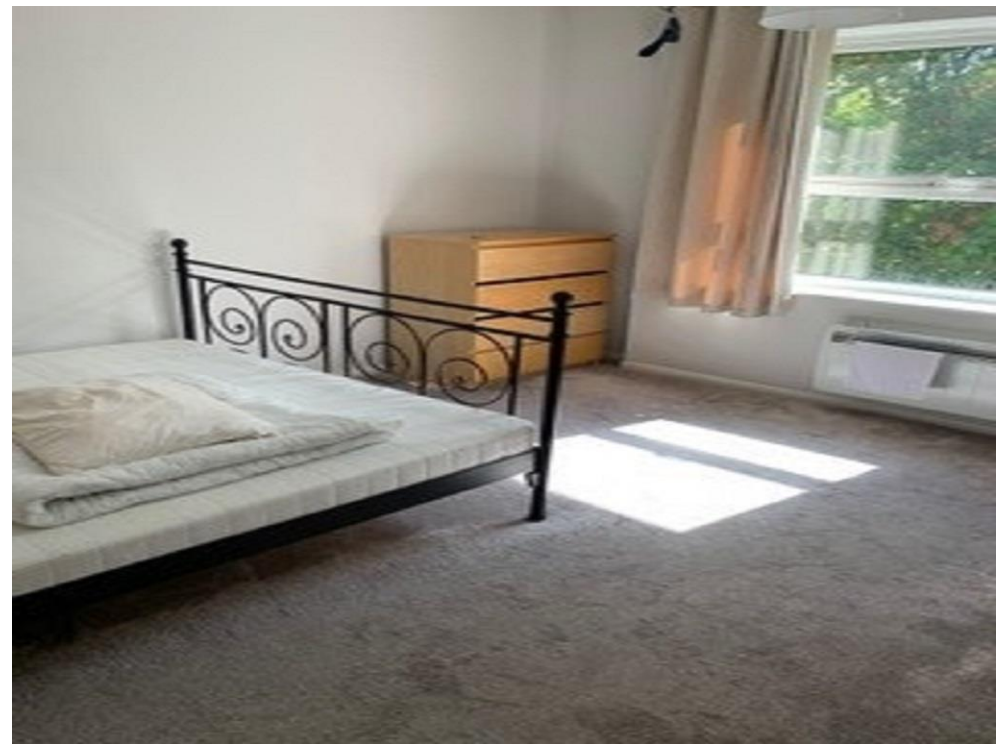
### Bedroom Two

3' 3" x 2' 9" ( 0.99m x 0.84m )  
Double glazed window to rear. Radiator.

### Bathroom

Fitted with low level wc. Wash hand basin. Bath with mixer taps.

### Outside





To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
LUTON LU1 2AT

**EPC Rating: D**

**view this property online [connells.co.uk/Property/LUT316009](https://connells.co.uk/Property/LUT316009)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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