



5 Moulton Rise, Luton, Beds, LU2 0AF

Situated in the Moulton Rise development, this bright and spacious two bedroom second floor flat offers comfortable living in an unbeatable location, just a couple of minutes' walk from the train station and around the corner from The Mall, placing a wide range of shops, restaurants, cafés and everyday amenities right on your doorstep.

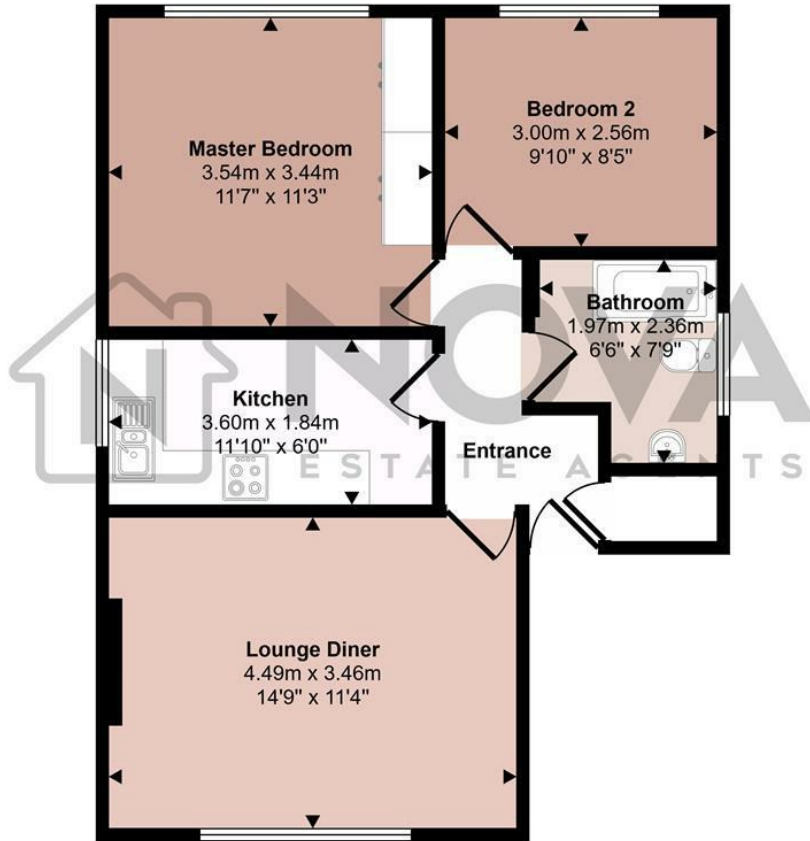
The property comprises a generous lounge filled with natural light, a well proportioned kitchen with ample storage and workspace, and two good sized bedrooms. Presented in good neutral condition throughout, the flat offers a bright and airy feel, making it an ideal home for professionals, couples or small families.

Residents also benefit from access to a communal garden area to the side of the building, providing an enjoyable outdoor space to relax.

£1,150 Per month

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 2 Bedroom Apartment
- Communal Garden
- Close to the Train Station
- Large Lounge And Kitchen
- Good Condition Throughout
- Walking Distance Of The Mall
- Available Now
- Unfurnished

Approx Gross Internal Area
54 sq m / 579 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	