



Connells

Moulton Court Moulton Rise
Luton

Moulton Court Moulton Rise Luton LU2 0AL

for sale guide price
£180,000



Property Description

Stunning Two Double Bedroom Apartment |
Moulton Rise, Luton

Connells are delighted to present this exceptionally well-presented two double bedroom apartment, ideally situated within easy reach of Luton Town Centre and its excellent range of amenities, transport links, and shopping facilities.

This stylish property has been tastefully updated throughout and benefits from a modern high-gloss fitted kitchen, a contemporary bathroom suite, and new carpets, creating a fresh and inviting living space ready for immediate occupation.

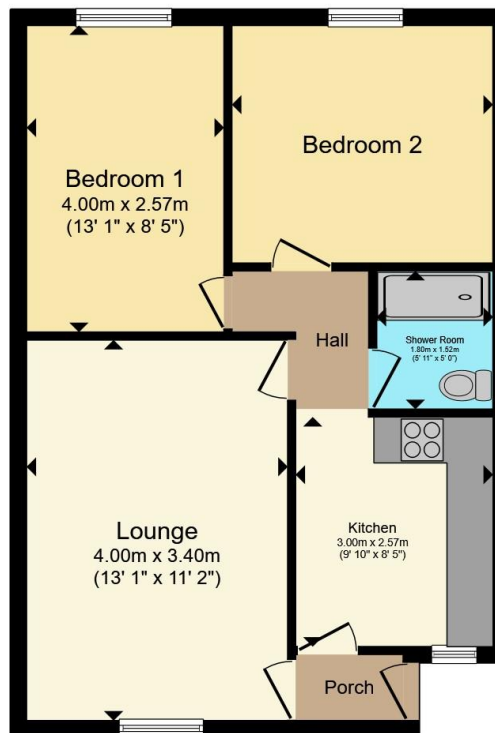
The accommodation comprises a spacious lounge, two generous double bedrooms, a beautifully fitted kitchen, and a modern bathroom. The property also benefits from a good lease length, making it an attractive proposition for both first-time buyers and investors alike.

Located in the popular Moulton Rise area, residents enjoy convenient access to Luton town centre, Luton train station, M1 motorway links, and London Luton Airport.

Please Note: That an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded even if the property purchase does not go ahead.







Total floor area 53.9 m² (580 sq.ft.) approx

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.propertybox.io

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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:
 1000.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LUT318555

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.



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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