

**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
- NEWLY REDECORATED

**\*\* Exclusive to PR Property Lettings \*\* Available Now \*\* Close to Town Centre \*\* Two Double Bedrooms \*\* Modern interior \*\* NEWLY REDECORATED THROUGHOUT \*\*\*** 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.

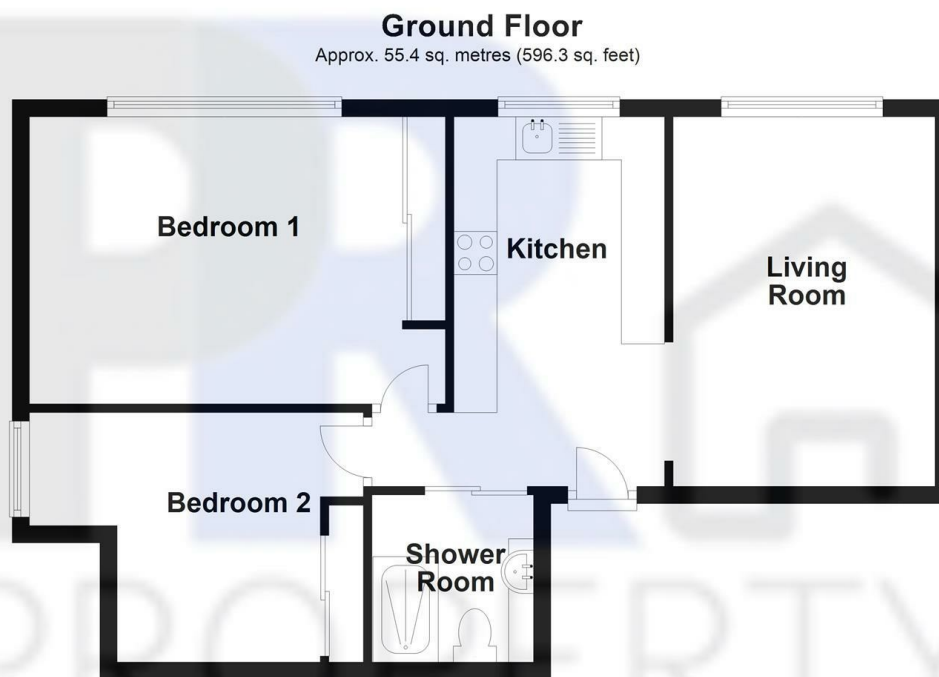
#### **SHOWER ROOM**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	55	67
EU Directive 2002/91/EC		