



Flat (EPC Rating: )

**FLAT 5, LEAVIEW COURT 54A  
CHEAPSIDE, LUTON, LU1 2HN**

Per month

**£1,450 Per**

**McLains**  
— ESTATE AGENCY —



# 2 Bedroom Flat located in Luton

Located on Guildford Street, this stunning new build flat, completed in 2025, offers a remarkable opportunity for those seeking a modern lifestyle in the vibrant heart of Luton. With its prime location, residents will find themselves just a short walk from Luton train station, local parks, and the lively markets, ensuring that all essential amenities are conveniently accessible.

The flat boasts two spacious bedrooms, providing ample room for relaxation and rest. The well-appointed bathroom complements the living space, designed with both comfort and style in mind. The open reception area is flooded with natural light, creating an inviting atmosphere ideal for unwinding or entertaining guests. The contemporary kitchen is a highlight, featuring integrated appliances such as a dishwasher, washing machine/dryer, and fridge, making daily chores effortless and efficient.

A notable feature of this property is the underfloor heating system, which not only enhances comfort but also promotes energy efficiency, potentially reducing annual heating costs by 20–30% compared to traditional systems.

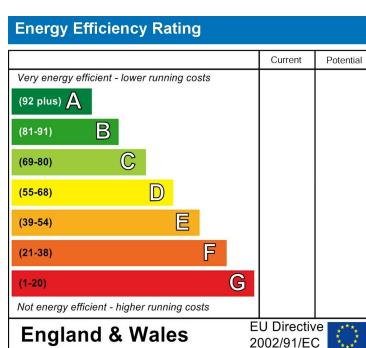
Safety and security are paramount in this flat, with a secure entry system and CCTV coverage ensuring peace of mind for all residents.



Council Tax Band

A

Energy Performance Graph



Call us on

**01582 441225**

**info@mclains.co.uk**  
**mclains.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.