



Flat (EPC Rating: B)

**FLAT 9 VISTA CLOSE, SEYMOUR AVE,  
LUTON, BEDFORDSHIRE, LU1 3GL**

Per month

**£1,450 Per**

**McLains**  
— ESTATE AGENCY —



# 2 Bedroom Flat located in Luton

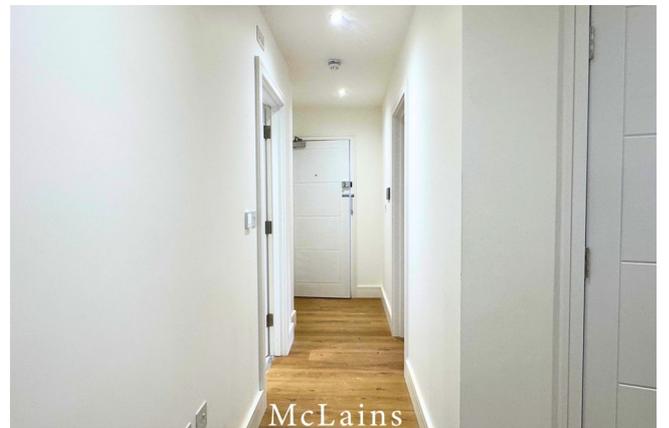
McLains Estate Agency is proud to showcase this charming new build flat located on Seymour Avenue in Luton, Bedfordshire. This modern property, completed in 2025, offers a comfortable living space of 745 square feet, making it an ideal choice for individuals or couples seeking a contemporary home.

Upon entering, you will find a well-designed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features one spacious bedroom, which offers a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring convenience and comfort.

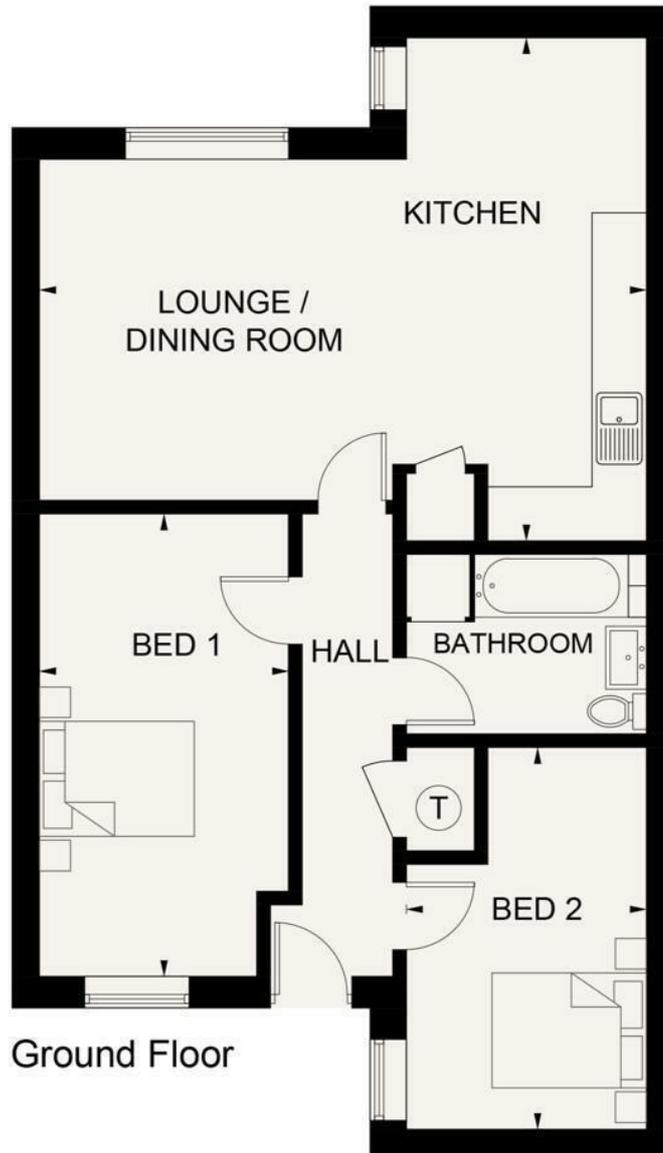
The property benefits from its new build status, meaning you can enjoy the advantages of modern construction, including energy efficiency and contemporary design. Situated in a desirable location, this flat is well-connected to local amenities, transport links, and green spaces, making it a practical choice for everyday living.

One of the standout features of this property is its prime location. Just a mere five minutes from Luton Station, residents can enjoy a swift 24-minute journey to Kings Cross, making it an excellent option for those commuting to London. The surrounding area offers a variety of amenities, including shops, parks, and schools, ensuring that all your needs are met within easy reach.

This property is perfect for those looking for a blend of comfort and modernity in a desirable location. Don't miss the opportunity to make this beautiful flat your new home.



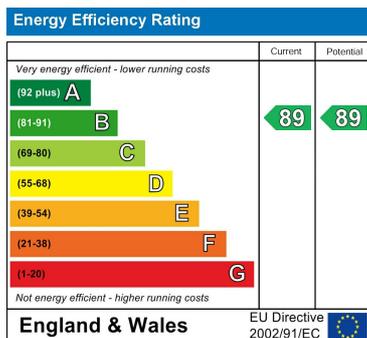
Approximate Gross Internal Area  
69.2 sq m / 745 sq ft



Council Tax Band

New Build

Energy Performance Graph



Call us on

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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.