



Connells

High Street South  
Dunstable



# High Street South Dunstable LU6 3SF

for sale guide price  
**£120,000**



## Property Description

**\*NO UPPER CHAIN\* GROUND FLOOR APARTMENT\* \*OPEN PLAN LOUNGE / DINER\* \*GAS CENTRAL HEATING\***

A fantastic opportunity to own a ground floor apartment situated in central Dunstable - ideally located close to local amenities and transport links!

An ideal purchase for investors, downsizers and first time buyers - call to view!

## Lounge

15' 4" x 9' 8" (4.67m x 2.95m)

Double glazed window to rear aspect, French patio doors, radiator, telephone point, TV point, laminated flooring.

## Kitchen

8' 7" x 7' 6" (2.62m x 2.29m)

Fitted kitchen, wall and base units, double glazed window to rear aspect, one bowl sink/drain, space for oven and hob, space for washing machine, space for fridge and freezer, cooker hood, radiator, laminated flooring.

## Bedroom One

12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed window to side aspect, radiator, telephone point, TV point, carpeted flooring.

## Bathroom

Double glazed window to rear aspect, radiator, bath with mixer taps, wash hand basin, walls partly tiled.

## Outside









To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN309833](https://connells.co.uk/Property/DUN309833)**

Lease details are currently being compiled. 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.

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