



**Connells**

Parkside Flats High Street South  
Dunstable

# Parkside Flats High Street South Dunstable LU6 3SE

for sale offers in excess of  
**£200,000**



## Property Description

**\*TWO DOUBLE BEDROOMS\* \*NO UPPER CHAIN\* \*LIFT ACCESS \*GATED PARKING\* \*OVERLOOKING PRIORY GARDENS\***

Connells are pleased to present this immaculately presented chain free two bedroom apartment for sale, situated in the desirable town centre location.

The properties accommodation comprises; entrance hall, open plan lounge/diner, kitchen with integrated electric hob and oven, two double bedrooms and family bathroom. The properties access benefits from lift access from the communal hallway and coded access to the block. Outside the property benefits from gated parking and communal garden space with a brick built BBQ area.

With the property being situated in the desirable town centre location, it benefits from excellent A5/M1 commuter links and easy access to the Luton/Dunstable guided busway. All of this whilst still offering wonderful views over priory gardens. Fully refurbished throughout and chain free the property is ideal for any First Time Buyers.

Don't miss out on the opportunity to view and call Connells today!

## Entrance Hall

Doors to side aspect.

## Lounge

17' 6" x 11' 6" ( 5.33m x 3.51m )

Window to rear aspect, carpeted flooring, radiator

## Kitchen

15' 2" x 6' 3" ( 4.62m x 1.91m )

Fitted kitchen, wall and base units, double glazed window to side aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, integrated washing machine.

## Bedroom One

13' 10" x 10' 9" ( 4.22m x 3.28m )

Window to rear aspect, radiator, carpeted flooring.

## Bedroom Two

14' 3" x 9' 4" ( 4.34m x 2.84m )

Window to rear aspect, radiator, carpeted flooring.

## Bathroom

bath with overhead shower, wash hand basin, w/c.

## Outside

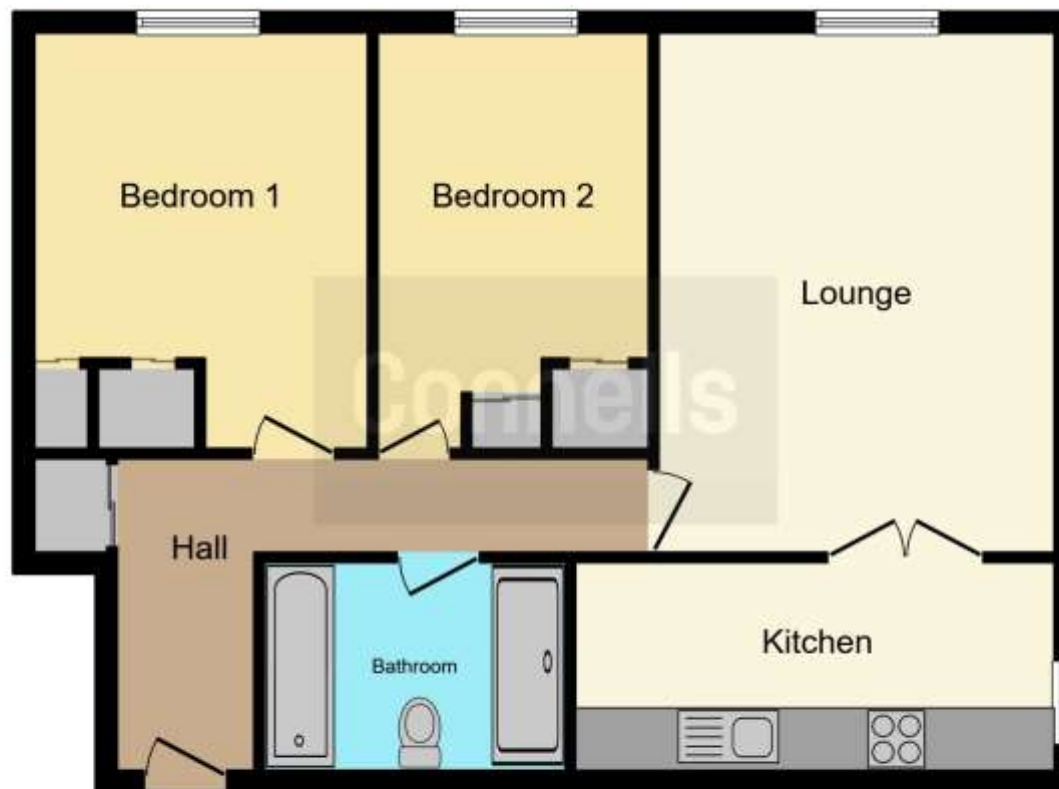
Off road parking











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN310844](https://connells.co.uk/Property/DUN310844)**

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.

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Property Ref: DUN310844 - 0003