



Connells

The Parklands
Dunstable



Property Description

* *TOWN CENTRE LOCATION* *GATED DEVELOPMENT* *ALLOCATED PARKING* *LOUNGE / DINER* *NO UPPER CHAIN*

A fantastic opportunity to own a one bedroom apartment situated in a modern and popular development in central Dunstable - brought to market in good decorative order and a 100+ year lease!

Accommodation comprises; entrance hall, 21ft lounge / diner, fitted kitchen, bathroom and double bedroom. Outside boasts well kept communal gardens and allocated parking.

Appealing to first time buyers and small families, this modern family home is ideally located for commuters with fantastic access to the A5 and M1 via the bypass link and a variety of highly rated schools.

Entrance Hall

Doors to front aspect

Lounge

21' x 10' (6.40m x 3.05m)
window to front aspect, radiator, laminate flooring

Kitchen

10' 7" x 7' (3.23m x 2.13m)
Fitted kitchen, wall and base units, work

surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

Bedroom One

11' x 10' (3.35m x 3.05m)
window to front, radiator, laminate flooring

Bathroom

Wash and hand basin, bath with overhead shower, w/c.

Outside

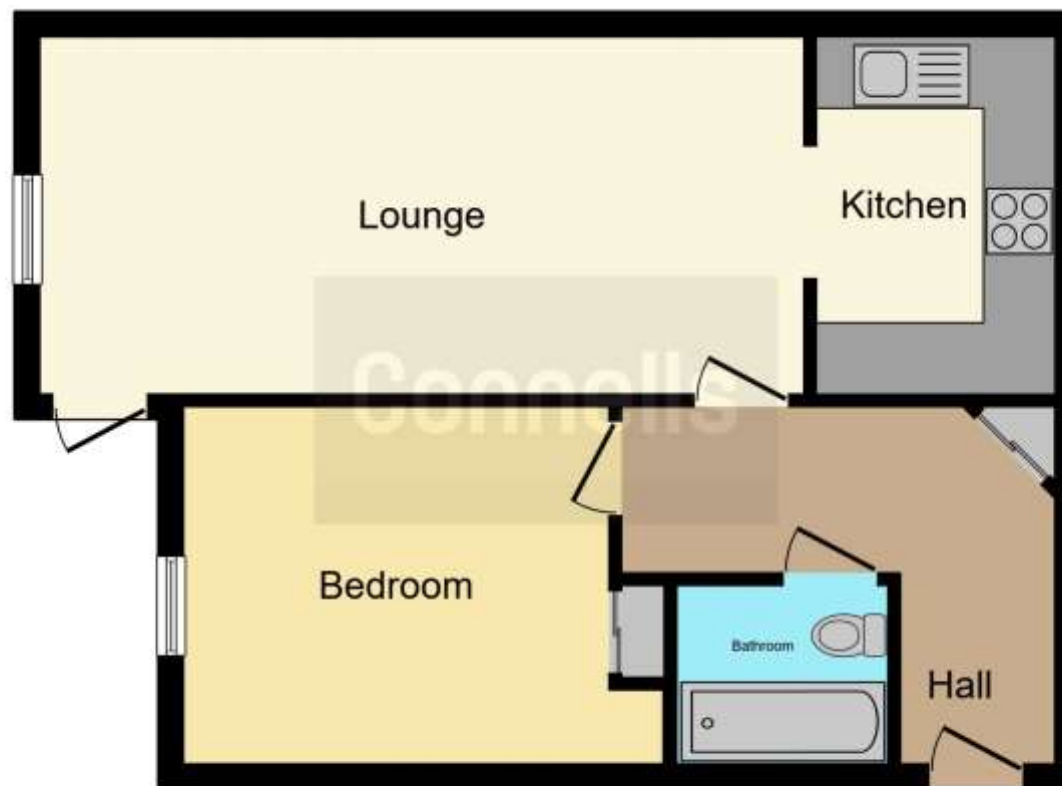
Off Road Parking

Front Garden

Laid to lawn







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

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN310827

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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