



The Parklands Dunstable LU5 4GW

for sale fixed price
£140,000



Property Description

PUBLIC NOTICE: 83 The Parklands, Dunstable, LU5 4GW - We have received an offer of £135,000.00. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. EPC Rating (D)

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.

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

Allocated parking

Entrance Hall

Doors to front aspect

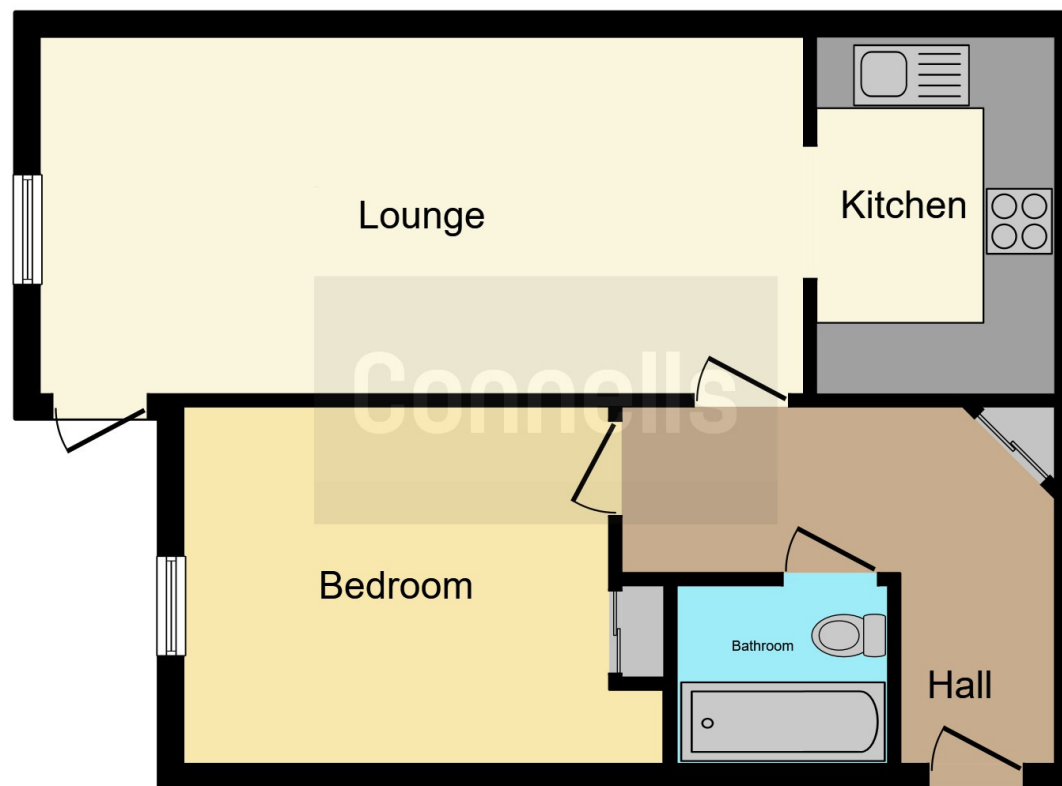
Lounge

21' x 10' (6.40m x 3.05m)

window to front aspect, radiator, laminate flooring







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

Council Tax
Band: B

Service Charge:
1986.65

Ground Rent:
390.52

Tenure: Leasehold

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

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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