



Connells

Limestone Grove
Houghton Regis Dunstable



Property Description

* *MODERN DEVELOPMENT OF HOUGHTON REGIS* *GROUND FLOOR APARTMENT* *NO UPPER CHAIN* *ALLOCATED PARKING*

A fantastic opportunity to purchase a luxury two bedroom ground apartment situated in a popular and modern development of Houghton Regis.

Property comprises of: Open Plan Lounge / Kitchen Diner, two goodsize bedrooms with en-suite to master bedroom and family bathroom. outside comprises allocated parking space and visitor bays.

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.

Lounge

13' 7" x 12' 8" (4.14m x 3.86m)

Dual aspect window to rear and side, radiator, carpet flooring

Entrance Hall

Door to front aspect

Kitchen

7' x 11' 10" (2.13m x 3.61m)

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, space for washing machine and dishwasher.

Bedroom One

11' 7" x 8' 7" (3.53m x 2.62m)

Window to front aspect, carpet flooring, radiator

En-Suite

Shower cubical, w/c, wash hand basin

Bedroom Two

11' 7" x 7' 8" (3.53m x 2.34m)

Window to front aspect, carpet flooring, radiator

Bathroom

Bath with overhead shower, w/c, wash and hand basin

Outside

Allocated parking space

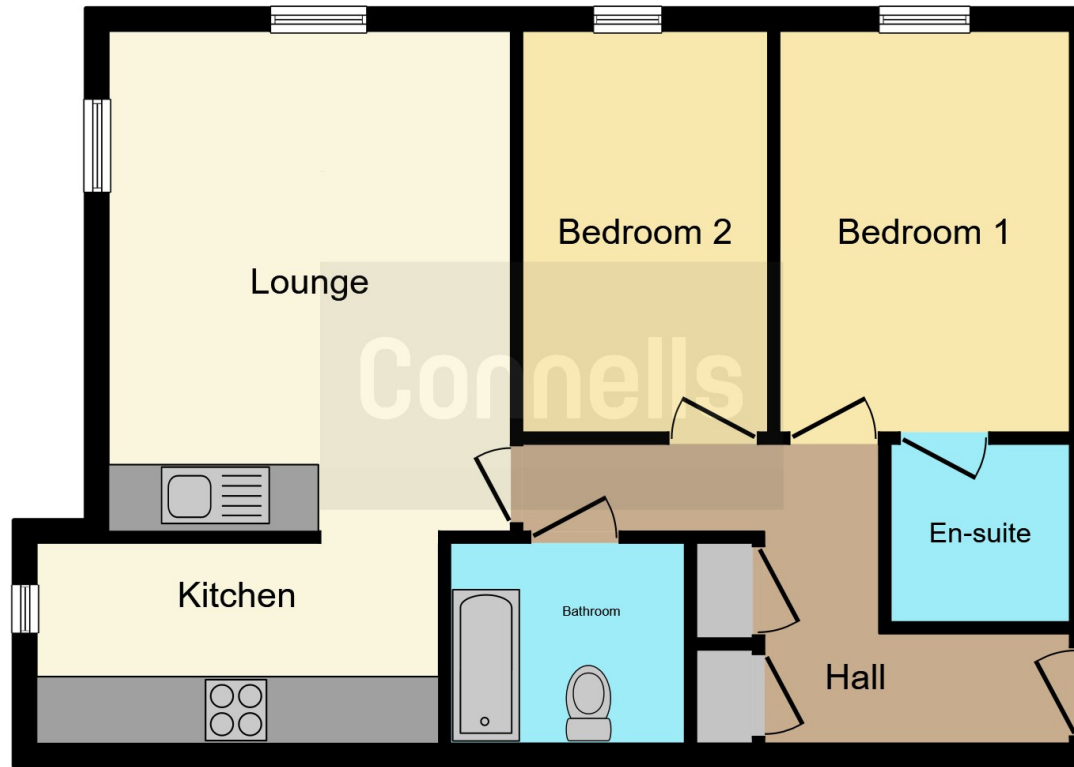
Front Garden

Laid to lawn









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN31118

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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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