



Connells

Woodfield Gate
DUNSTABLE



Property Description

TWO BEDROOMS *120 YEARS LEASE
REMAINING* *GROUND FLOOR*
MAISONETTE

Situated in South Dunstable, this well presented ground floor maisonette comprises of; entrance hallway, lounge/diner, kitchen, two bedrooms and a family bathroom. Externally the home benefits from a communal garden and on road parking.

Conveniently located close to local amenities, good schools and A5-M1 commuter links viewings come highly recommended, call Connells for more information and to book a viewing.

Entrance Hall

Laminate flooring.

Lounge

14' x 14' (4.27m x 4.27m)

Laminate flooring, window to front aspect

Kitchen

9' 9" x 7' 10" (2.97m x 2.39m)

Tiled flooring, double oven and gas hob.

Bedroom One

12' 1" x 10' 10" (3.68m x 3.30m)

Laminate flooring, window to rear.

Bedroom Two

10' 11" x 6' 7" (3.33m x 2.01m)

Carpeted flooring, window to front aspect.

Bathroom

Shower over bath, wash hand basin, WC, tiled flooring, tiled wall to floor, window to rear.

Rear Gardens

Communal gardens

Parking







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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN310295

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Dec 2019. 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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