



Connells

Conway Close
Houghton Regis Dunstable

Conway Close Houghton Regis Dunstable LU5 5SE

for sale guide price
£110,000



Property Description

* *NO UPPER CHAIN* *QUIET CUL-DE-SAC
CLOSE* *ALLOCATED PARKING*
*IMMACULATE CONDITION
THROUGHOUT*

Located in a quiet close of Houghton Regis, studio ground floor apartment is offered for sale in immaculate condition with over 175 years remaining on the lease.

This cleverly designed apartment benefits from high quality fixtures and fitting throughout with accommodation comprising; open plan kitchen / lounge diner, with separate sleeping area and bathroom. Outside offers communal parking to the front. The property also lays within close proximity to local amenities and can be reached within short walking distance and M1 Junction 11 and 11a are both within easy reach.

A fantastic opportunity for first time buyers, investors and downsizers - call Connells to arrange your viewing!

Entrance Hall

Door to front aspect

Lounge

10' 1" x 7' 9" (3.07m x 2.36m)

Feature bay window with new double glazed units to front aspect and new wooden slatted blind, wooden flooring, cupboard housing new RCD electric consumer units.

Kitchen

7' 3" x 6' 9" (2.21m x 2.06m)

Refitted kitchen with ample base, wall units and full height larder unit. Window to rear aspect, integrated new oven and hob, single bowl sink/drain, space for washing machine, fridge freezer and new flooring

Sleeping Area

9' 3" x 8' (2.82m x 2.44m)

Wooden flooring.

Dressing Area

Wash hand basin, vanity unit, cupboard housing new immersion tank, wardrobe

Bathroom

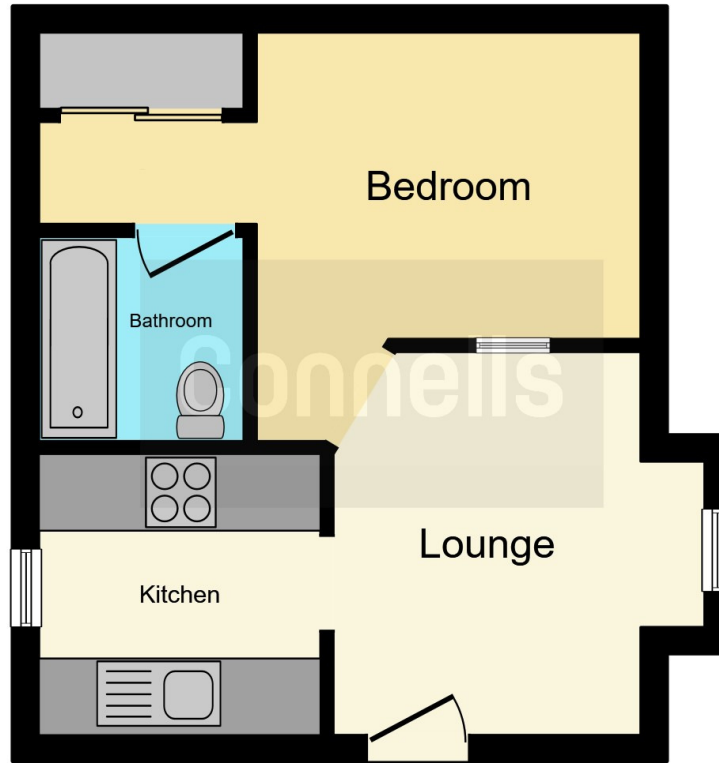
Bath with over head shower, w/c

Outside

Communal Parking and goodsized communal garden.







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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19 High Street North
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311207

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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