



Connells

Watling Gardens
Dunstable



Property Description

GROUND FLOOR *137 YEARS
REMAINING* *TWO BEDROOMS*
ALLOCATED PARKING

Vinyl flooring, integrated oven and hob and window to front.

Bedroom One

17' 1" x 8' 1" (5.21m x 2.46m)

Carpeted flooring, window to front, built in storage

Bedroom Two

10' 6" x 7' 10" (3.20m x 2.39m)

Carpeted flooring, window to front

Bathroom

Vinyl flooring, three piece suite, shower over bath, basin with vanity unit and toilet.

A fantastic opportunity to purchase a well presented two bedroom ground floor flat forming part of this well regarded and popular development in Dunstable!

Accommodation comprises; entrance hall, open plan lounge / kitchen /diner, bathroom and two bedrooms. Externally, the home benefits from allocated parking and surrounding communal gardens.

The property is conveniently located close to local amenities, good schools and A5-M1 commuter links - appealing to first time buyers, downsizers, small families and investors!

Viewings come highly recommended, call Connells for more information and to book a viewing.

Entrance Hall

Laminated flooring, 2 x storage cupboards.

Lounge

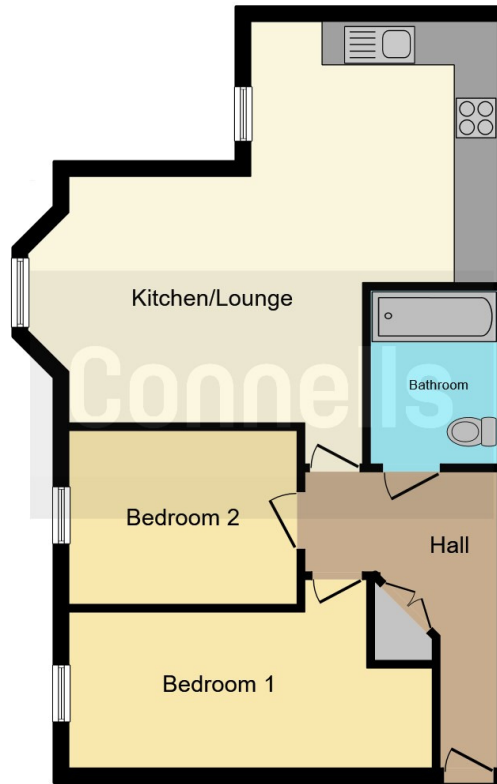
23' x 19' (7.01m x 5.79m)

Bay fronted window, Laminate flooring.

Kitchen/ Dining Area







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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311279

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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