



Connells

Abbey Mews
Dunstable



Property Description

* *SOUTH WEST DUNSTABLE* *NO UPPER CHAIN* *20FT LOUNGE / DINER* *COMMUNAL PARKING*

A fantastic opportunity to own this two bedroom apartment situated in south-west Dunstable location - brought to market in good decorative order and no upper chain.

Accommodation comprises; entrance hall, 20ft lounge / diner, fitted kitchen, bathroom and two goodsize bedroom. Outside boasts well kept communal gardens.

Call to arrange your viewing!

Appealing to first time buyers, downsizers and buy to let investors - this well presented apartment is located within walking distance of local amenities and the Guided Busway; providing fast and frequent service to Luton Town Centre, Luton Train Station and Parkway.

Call to arrange your viewing!

Entrance Hall

Door to front aspect , two storage spaces, Laminate flooring

Lounge

9' 8" x 20' (2.95m x 6.10m)
window to rear aspect, laminate flooring

Kitchen

7' 5" x 8' 11" (2.26m x 2.72m)
Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

Bedroom One

9' 3" x 10' 5" (2.82m x 3.17m)
Double glazed window to side aspect, radiator, carpeted flooring.

Bedroom Two

9' 3" x 7' 4" (2.82m x 2.24m)
Double glazed window to side aspect, radiator, carpeted flooring.

Bathroom

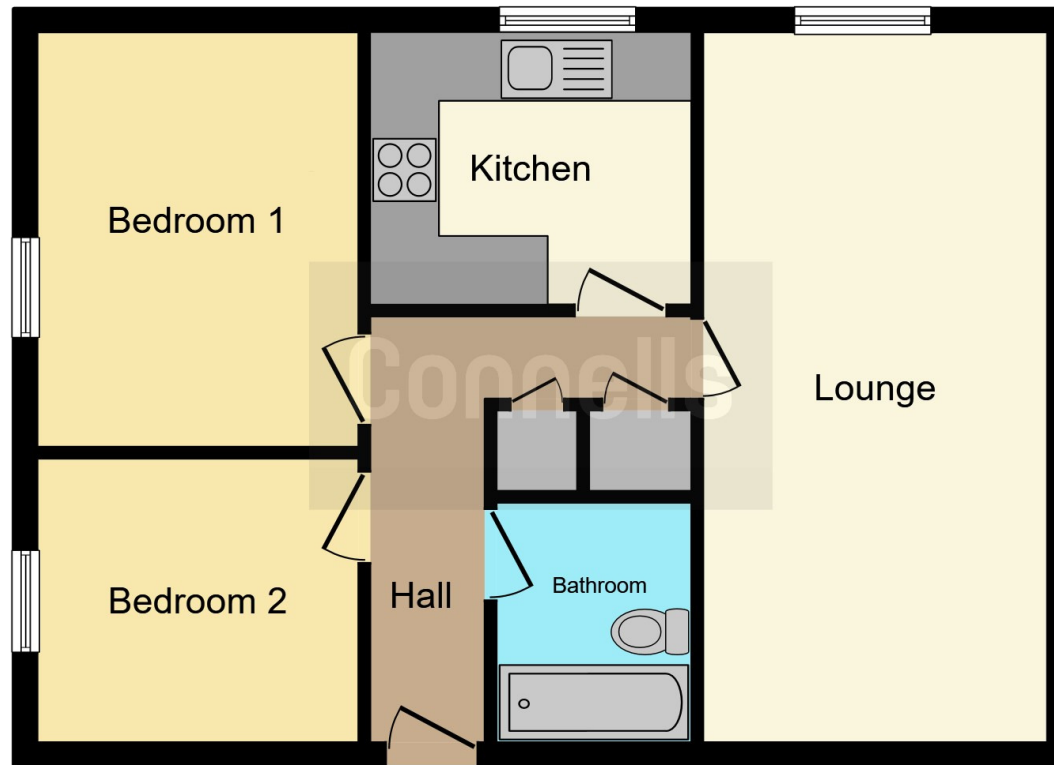
Bath with overhead shower, w/c, wash and hand basin

Outside

Communal 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/DUN309582

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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