



Connells

Leyland Road
DUNSTABLE



Property Description

TWO BEDROOMS APARTMENT* *EN-SUITE TO MASTER* *GARAGE* *CLOSE TO SCHOOLS AND LOCAL AMENITIES* *OVER 100 YEAR LEASE

North Dunstable - Open Plan Lounge / Kitchen Diner - Well Presented Throughout - Good Schools Nearby - Fantastic A5 and M1 Commuter Access - over 100 Years on Lease

A fantastic opportunity to purchase a spacious two bedroom apartment situated in a popular and modern development of North Dunstable!

Internally, the home boasts high quality fixtures and fittings throughout and open plan spaces comprising of; entrance hall, fully fitted kitchen / lounge diner, family bathroom, two bedrooms with en-suite to master. Outside boasts garage and parking.

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.

Viewings come highly recommended - call us TODAY!

Entrance Hall

Two Double Glazed Windows to front Aspect, Laminate flooring and storage

Lounge/Diner

17' 9" x 10' 1" (5.41m x 3.07m)

Laminate flooring, Two Radiators, Rear Aspect Double Glazed Window, Juliet balcony to Front Aspect.

Kitchen

6' 5" x 6' 4" (1.96m x 1.93m)

Tiled flooring, Fitted kitchen, wall and base units, double glazed window to front aspect, one and half bowl sink/drain, work surfaces, Integrated Fridge/Freezer, Integrated Hob and Oven with a Cooker hood.

Bedroom One

14' 2" x 13' 3" (4.32m x 4.04m)

Carpet flooring, Radiator, Front aspect Double Glazed window and Potential Space for a Wardrobe.

En Suite

Tiled flooring and partially tiled walls, spotlights, Double shower, towel rail and extractor fan.

Bedroom Two

11' 10" x 8' 1" (3.61m x 2.46m)

Carpet flooring, Storage, Front Aspect Double Glazed Window and Radiator.

Bathroom

Tiled Flooring and Tiled

walls,w/c,Spotlights,Basin,Bath with Shower head,Extractor Fan









Ground Floor

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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311203

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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