



Duncombe Drive DUNSTABLE LU5 4QZ

for sale guide price
£180,000



Property Description

TWO DOUBLE BEDROOMS *GARAGE*
16 FT LOUNGE / DINER *GAS CENTRAL
HEATING* *CLOSE TO LOCAL AMENITIES*

A well presented and spacious two bedroom apartment situated in the ever popular location of East Dunstable - situated close to local amenities and convenient A5-M1 links!

Accommodation comprises; entrance hall, lounge / diner, fitted kitchen, two double bedrooms and bathroom. Outside, there are communal gardens and a garage.

The property is ideally located for commuters and is an ideal investment opportunity - call Connells to arrange your viewing!

Entrance Hall

Storage, carpeted flooring and radiator

Lounge/ Diner

15' 11" x 10' 9" (4.85m x 3.28m)

Carpeted flooring, double glazed front aspect window .

Kitchen

11' 3" x 6' 8" (3.43m x 2.03m)

Fitted kitchen, wall and base units, double glazed window to front aspect, one bowl sink/drain, work surfaces, integrated electric oven and gas hob, cooker hood, space for fridge and freezer, CH boiler, radiator, walls

partly tiled, vinyl flooring.

Bedroom One

13' 8" x 8' 11" (4.17m x 2.72m)

Double glazed window rear aspect, radiator, carpeted flooring.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m)

Double glazed window rear aspect, radiator, built in storage, carpeted flooring.

Bathroom

Double glazed window to side aspect, bath with taps, shower, wash hand basin, WC, walls fully tiled, vinyl flooring.

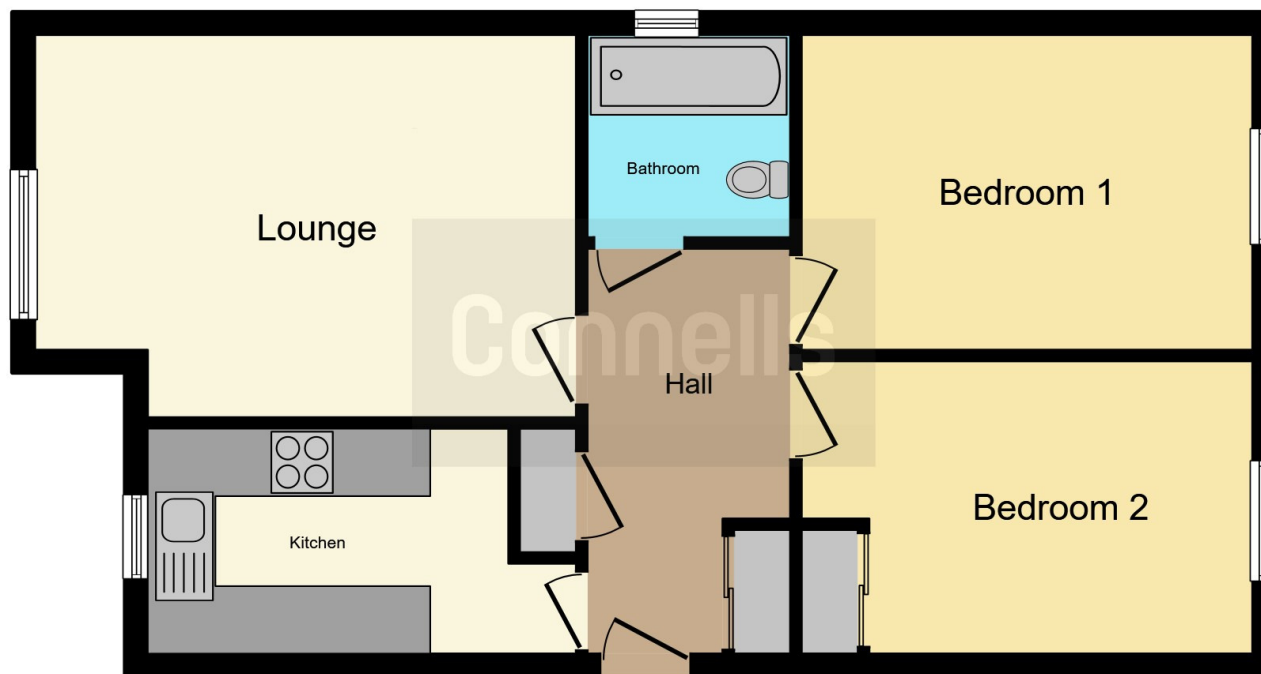
Outside

Communal gardens, garage









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

Council Tax
 Band: B

Service Charge:
 1000.00

Ground Rent:
 12.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311684

This is a Leasehold property with details as follows; Term of Lease 120 years from 24 Jun 1967. 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.

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311684 - 0003