



**Connells**

Imperial House High Street  
Houghton Regis DUNSTABLE



# Imperial House High Street Houghton Regis DUNSTABLE LU5 5BJ

for sale  
**£100,000**



## Property Description

**\*106 YEARS ON LEASE\* \*18FT LOUNGE / DINER\* \*ALLOCATED PARKING\*\*CLOSE TO LOCAL AMENITIES AND TRASPORT LINKS\*\***

A fantastic opportunity to purchase a well presented studio apartment in Houghton Regis - within short walking distance to local amenities and convenient A5-M1 commuter links!

Ideally situated close to an excellent range of shops, sports and social facilities; The Village Green boasts seven acres of public open space and is the centre point for many recreational facilities, community events and sporting fixtures. Additionally, Houghton Hall Park, offers 42 acres of Parkland - perfect for scenic walks with access to a visitor centre and cafe.

Accommodation boasts a 18ft lounge / diner, fitted kitchen, allocated parking and is brought to market with no upper chain - appealing to first time buyers and buy to let investors - call Connells to arrange your viewing!

Fitted kitchen, wall and base units, double glazed window to side aspect, one bowl sink/drain, work surfaces, integrated oven and hob, space for dishwasher, space for fridge and freezer, tiled flooring.

## Bathroom

Double glazed window to front aspect, shower, shower cubicle, wash hand basin, extractor fan, WC, walls fully tiled, wooden laminated flooring.

## Outside

Allocated parking, communal entrance.



## Lounge/Bedroom Area

10' 9" x 18' 4" ( 3.28m x 5.59m )

Double glazed window to front and side aspect, electric radiator, TV point, wooden laminated flooring.

## Kitchen Area

7' 8" x 6' 4" ( 2.34m x 1.93m )

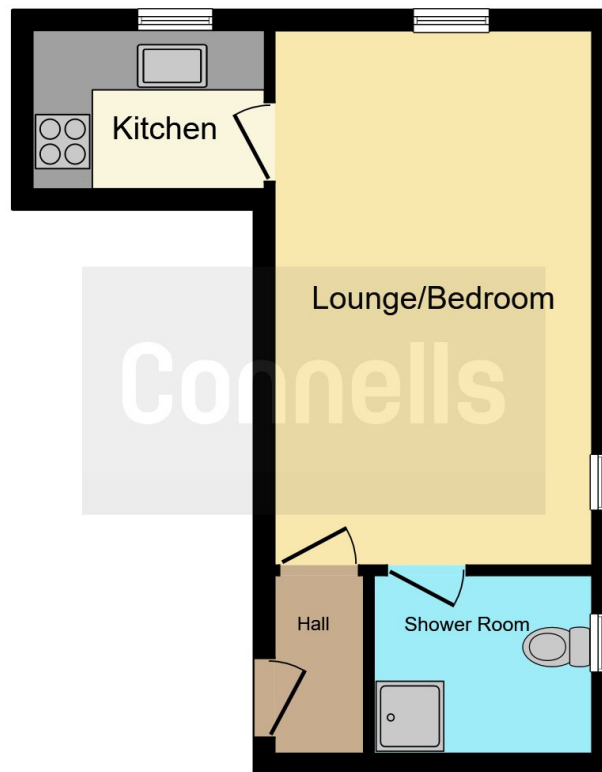












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
 DUNSTABLE LU6 1HX

**EPC Rating: Awaited**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN311462](http://connells.co.uk/Property/DUN311462)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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.



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Property Ref: DUN311462 - 0002