



Connells

Langridge Court Brewers Hill Road
Dunstable

Langridge Court Brewers Hill Road Dunstable LU6 1AG

for sale guide price
£175,000



Property Description

*TWO DOUBLE BEDROOMS**GAS
CENTRAL HEATING**NO UPPER
CHAIN**A5-M1 LINKS*

A fantastic opportunity to purchase a two bedroom apartment in Dunstable - ideally situated close to convenient commuter access via A5-M1 bypass link!

Accommodation comprises; entrance hall, lounge / diner, fitted kitchen, two double bedrooms and bathroom. Outside benefits from a storage cupboard by the communal entrance and further allocated storage cupboard in the communal gardens. Property also has a parking space.

The property is brought to market with no upper chain, benefits from gas central heating and is within walking distance of a range of local amenities - an ideal purchase for investors and downsizers!

Entrance Hall

Door to front aspect

Lounge/ Dining Room

13' 1" x 8' 11" (3.99m x 2.72m)

Door to front aspect

Kitchen

10' 3" x 6' 11" (3.12m x 2.11m)

Fitted kitchen, wall and base units, double

glazed window to rear aspect, one bowl sink drainer, work surfaces, part tiled walls, space for oven and hob, space for washing machine, space for fridge / freezer, radiator, tiled flooring.

Bedroom One

12' x 10' 2" (3.66m x 3.10m)

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

Window to front aspect

Bathroom

8' 11" x 6' 11" (2.72m x 2.11m)

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

Outside

Storage Cupboards

Storage cupboard next to communal entrance and further allocated storage in communal gardens.







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
DUNSTABLE LU6 1HX

EPC Rating: C Council Tax
Band: A

Service Charge:
1014.80

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311715

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Apr 1988. 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.

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