





# Parkside Flats High Street South Dunstable LU6 3SE

for sale guide price  
**£200,000**



## Property Description

**\*TWO DOUBLE BEDROOMS\* \*LIFT ACCESS\* \*NO UPPER CHAIN\* \*GATED PARKING\* \*OVERLOOKING PRIORY GARDENS\***

Connells are pleased to present this chain free two bedroom apartment for sale, situated in the desirable town centre location.

The properties accommodation comprises; entrance hall, open plan lounge/diner, kitchen with integrated electric hob and oven, two double bedrooms and family bathroom. The properties access benefits from lift access from the communal hallway and coded access to the block. Outside the property benefits from gated parking and communal garden space with a brick built BBQ area.

With the property being situated in the desirable town centre location, it benefits from excellent A5/M1 commuter links and easy access to the Luton/Dunstable guided busway. All of this whilst still offering wonderful views over priory gardens. Fully refurbished throughout and chain free the property is ideal for any First Time Buyers.

Don't miss out on the opportunity to view and call Connells today!

## Entrance Hall

Door to front aspect

## Lounge

11' 5" x 14' 5" ( 3.48m x 4.39m )  
window to front aspect

## Kitchen

14' 7" x 9' 5" ( 4.45m x 2.87m )  
Fitted kitchen, wall and base units, double glazed window to front aspect, work surfaces, one and half bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

## Bedroom One

13' 9" x 6' 11" ( 4.19m x 2.11m )  
window to front aspect, radiator, carpet flooring

## Bedroom Two

13' 9" x 9' 5" ( 4.19m x 2.87m )  
window to front aspect, radiator, carpet flooring

## Wet Room

wash hand basin, w/c.

## Outside

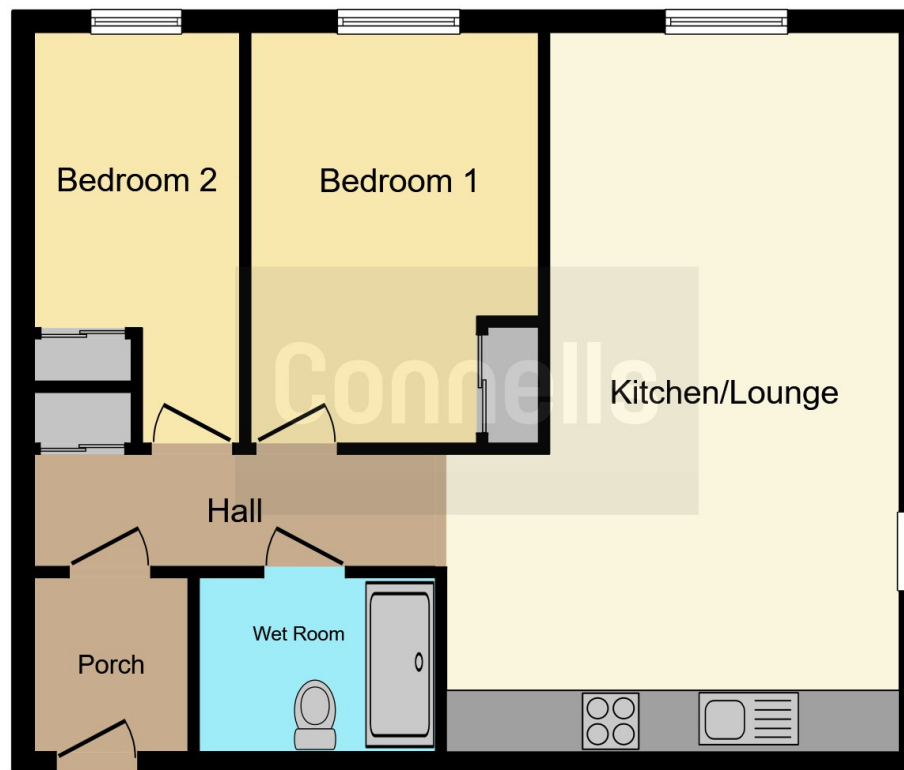
Allocated parking











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](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: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN311668](http://connells.co.uk/Property/DUN311668)**

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.

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