





Property Description

* 40% SHARED OWNERSHIP PROPERTY*
ALLOCATED PARKING *EXCELLENT A5
AND M1 ACCESS* *CLOSE TO LOCAL
AMENITIES*

A well presented two bedroom first floor apartment forming part of this popular development within a convenient and sought after location of East Dunstable!

The property comprises; entrance hall, fitted kitchen, lounge / diner, family bathroom, two bedrooms and further benefits from allocated parking.

The property is ideally situated close to local amenities and for the commuter; The Luton & Dunstable Guided Busway provides fast and convenient access to Luton Central Train Station. Junction 11 and 11a of the M1 can be reached within close proximity and easy A5 access is available making your travel as convenient as possible.

Call Connells TODAY in order to arrange your viewing!

Entrance Hall

Door to front aspect

Lounge

14' 11" x 13' 5" (4.55m x 4.09m)

Window to front aspect, radiator

Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

Bedroom One

11' 7" x 10' 9" (3.53m x 3.28m)

Window to front aspect, radiator, carpeted flooring.

Bedroom Two

10' 7" x 7' 11" (3.23m x 2.41m)

Window to rear aspect, radiator, carpeted flooring.

Bathroom

Bath with overhead shower, toilet and wash hand basin.

Outside

Front Garden

Allocated parking







EPC Rating: B

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
6.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311001

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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