



Connells

Watling Gardens
Dunstable

Watling Gardens Dunstable LU6 3FE

for sale offers in excess of
£190,000



Property Description

ALLOCATED PARKING *EN-SUITE TO MASTER* *SOUTH WEST DUNSTABLE* *GATED DEVELOPMENT**

A fantastic opportunity to purchase a well presented two bedroom first floor apartment forming part of this well regarded and popular development in Dunstable!

Accommodation comprises; entrance hall, open plan lounge / diner, kitchen, bathroom, two good size bedrooms and en-suite to master. Outside, the home benefits from allocated parking and surrounding communal gardens.

The property is conveniently located close to local amenities, good schools and A5-M1 commuter links - appealing to first time buyers, downsizers, small families and investors.

Entrance Hall

Door to front aspect

Lounge

Double glazed window to front aspect, radiator, telephone point, TV point.

Kitchen

Fitted kitchen, wall and base units, double

glazed window to rear aspect, one and half bowl sink/drainers, integrated oven and hob, space for dishwasher, space for fridge and freezer.

Bedroom One

Double glazed window to rear aspect, radiator, telephone point, TV point, carpeted flooring.

En-Suite

Double glazed window to side aspect, shower cubicle, wash hand basin, extractor fan, WC, walls partly tiled, radiator.

Bedroom Two

Double glazed window to rear aspect, radiator, carpeted flooring.

Bathroom

Radiator, bath with mixer taps, shower cubicle, wash hand basin, extractor fan, shaver point, WC.







EPC Rating: C Council Tax
Band: B

Service Charge:
2604.00

Ground Rent:
260.00

Tenure: Leasehold

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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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