



Connells

Kiln Way
DUNSTABLE

Kiln Way DUNSTABLE LU5 4GZ

for sale guide price
£180,000



Property Description

TWO GROUND FLOOR APARTMENT
ALLOCATED PARKING ***EXCELLENT**
TRANSPORT LINKS*

*** Lease Extended - 181 Year Lease ***

Situated in a popular and modern development of East Dunstable is this spacious two bedroom property brought to market in good decorative order and boasting allocated parking.

The accommodation comprises; entrance hall, open plan lounge/kitchen/ diner, family bathroom and two double bedrooms Outside, the property benefits a well kept communal area and allocated parking.

Superbly located for the commuter, convenient transport links can be found within close proximity; The Luton & Dunstable Guided Busway system provides fast and convenient access to Luton Central Train Station and Luton Airport. Leagrave Train Station can be found within close proximity and Junction 11 of the M1 is ideally located less than a mile away. What are you waiting for? call us now to arrange your viewing!

Entrance Hall

Lounge

18' 11" x 15' 6" (5.77m x 4.72m)

Window to front aspect, wooden laminate

flooring

Kitchen

8' 4" x 9' (2.54m x 2.74m)

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

Bedroom One

14' 7" x 10' 8" (4.45m x 3.25m)

Window to rear, radiator.

Bedroom Two

14' x 8' 2" (4.27m x 2.49m)

Window to front, radiator.

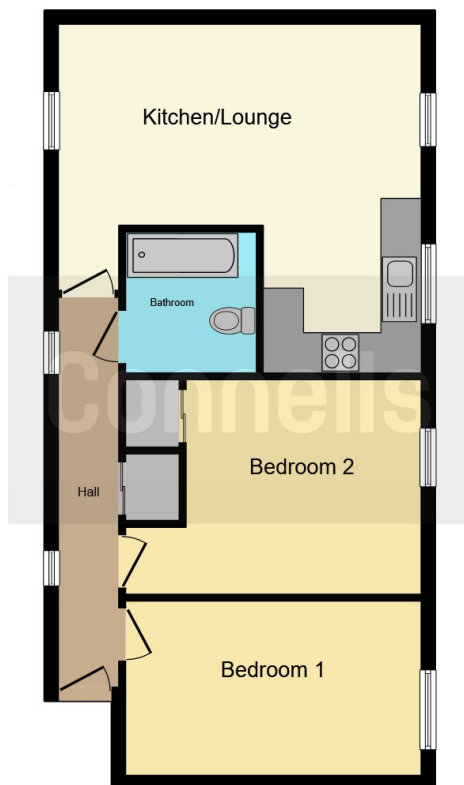
Bathroom

Bath with overhead shower, WC, wash hand basin.









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: B

Service Charge:
 1805.52

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311842

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.

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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