



Connells

The Parklands
Dunstable

The Parklands Dunstable LU5 4GU

for sale guide price
£170,000



Property Description

* *TOWN CENTRE LOCATION* *GATED DEVELOPMENT* *ALLOCATED PARKING*
22FT LOUNGE / DINER

A fantastic opportunity to own a one bedroom apartment situated in a modern and popular development in central Dunstable - brought to market in good decorative order and a 100+ year lease!

Accommodation comprises; entrance hall, 21ft lounge / diner, fitted kitchen, bathroom and double bedroom. Outside boasts well kept communal gardens and allocated parking.

Appealing to first time buyers, downsizers and buy to let investors - this well presented apartment is located within walking distance of local amenities and the Guided Busway; providing fast and frequent service to Luton Town Centre, Luton Train Station and Parkway.

Entrance Hall

Doors to front aspect,

Lounge

22' 3" x 9' 9" (6.78m x 2.97m)

Window to rear aspect, laminate wooden flooring, wall lights, radiator,

Kitchen

6' 11" x 9' 7" (2.11m x 2.92m)

Fitted kitchen, wall & base units, sink & drainer, work surface, integrated oven and hob, cooker-hood, space for washing machine and fridge freezer.

Bedroom One

10' 6" x 10' 3" (3.20m x 3.12m)

Window to rear aspect, fitted wardrobe, radiator.

Bathroom

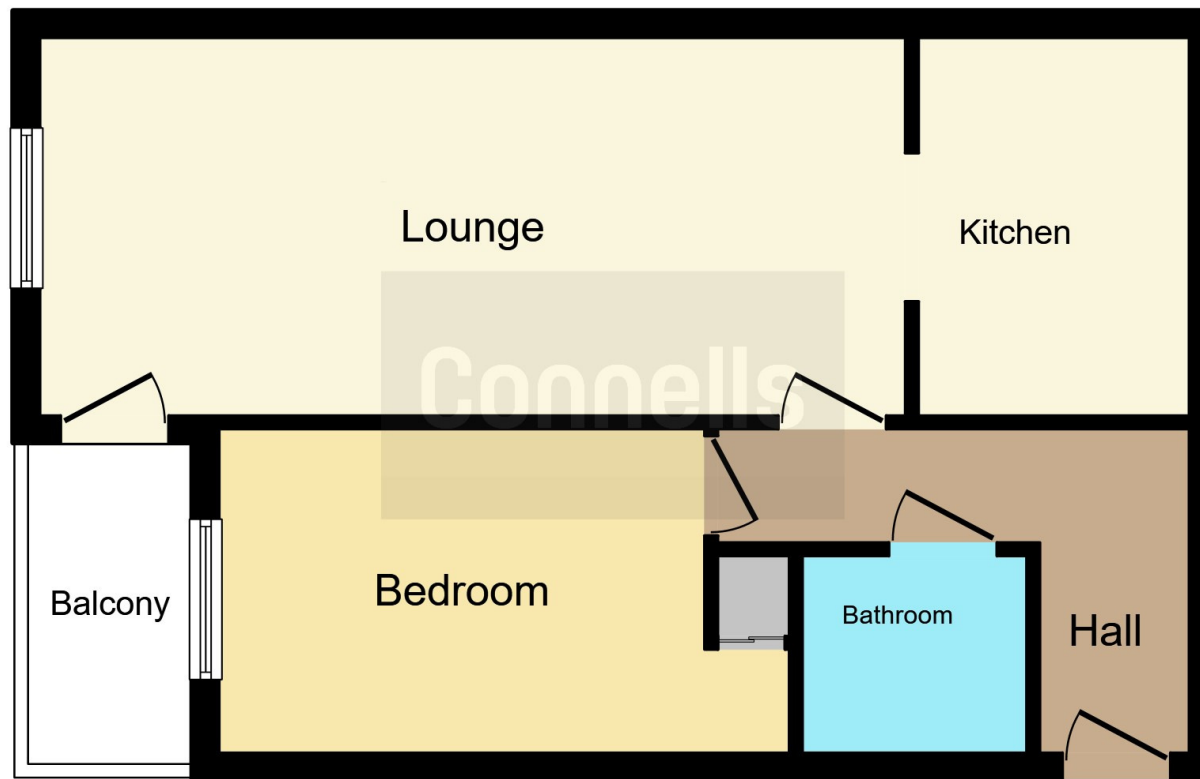
Window, radiator, bath with mixer tap, shower, wash hand basin, extractor fan, part tiled.

Outside

Allocated parking







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax
Band: B

Service Charge:
1927.30

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311917

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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