



Connells

Vale Court High Street North
Dunstable

Vale Court High Street North Dunstable LU6 1JN

for sale offers in excess of
£170,000



Property Description

* *TOWN CENTRE LOCATION* *TWO
BEDROOM APARTMENT* *NO UPPER
CHAIN* *ALLOCATED PARKING*

A fantastic opportunity to own a one bedroom apartment situated in a modern and popular development in central Dunstable

Accommodation comprises; entrance hall, lounge / diner, kitchen, two goodsize bedroom's and family bathroom. Outside boasts well kept communal gardens and allocated parking.

Appealing to first time buyers and small families, this modern family home is ideally located for commuters with fantastic access to the A5 and M1 via the bypass link and a variety of highly rated schools.

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The seller has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Entrance Hall

Door to front aspect

Lounge / Kitchen

23' 4" x 14' 11" (7.11m x 4.55m)

Open Plan

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Window to front aspect

Bedroom Two

11' 3" x 10' 11" (3.43m x 3.33m)

Window to front aspect

Bathroom

Irregular Shaped Room x (x)

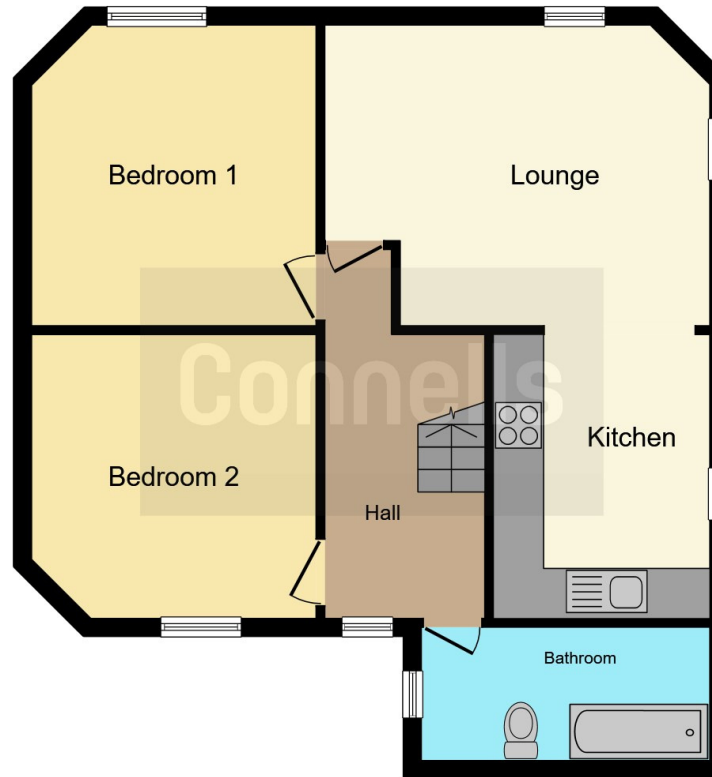
Wash and hand basin, bath with overhead shower, w/c.

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

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: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311871

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311871 - 0003