





Property Description

This immaculate two-bedroom first floor apartment is offered for sale on a 45% shared ownership basis, providing an excellent opportunity for first-time buyers to step onto the property ladder. Situated within a highly sought-after modern development in North Dunstable, the home boasts stylish and contemporary living accommodation throughout.

The property comprises a welcoming entrance hall, a spacious open-plan kitchen/dining/living area filled with natural light, complete with a Juliet balcony that enhances the feeling of space. Both bedrooms are well-proportioned, with ample room for furnishings, and the bathroom is finished to a modern standard.

Externally, the property benefits from one allocated parking space, as well as visitor parking. The development is ideally located within close proximity to Dunstable town centre, local amenities, and green spaces, with excellent transport links nearby.

With a 90-year lease, monthly rent of £329.33, and a monthly service charge of £134.57, this property represents an affordable way to own a modern home in a desirable location. Early viewing is highly recommended.

Lounge Area

19' 8" x 13' 1" Max (5.99m x 3.99m Max)

Double glazed french doors to side aspect, radiator.

Kitchen Area

11' 10" x 6' 7" (3.61m x 2.01m)

Fitted kitchen, wall and base unite, part tiled, cooker-hood, integrated gas hob, electric oven, space for fridge freezer, washing machine, stainless steel sink and drainer.

Bedroom One

13' 1" x 6' 7" (3.99m x 2.01m)

Double glazed window to side aspect, radiator

Bedroom Two

9' 2" x 7' 7" (2.79m x 2.31m)

Double glazed window to side aspect, radiator

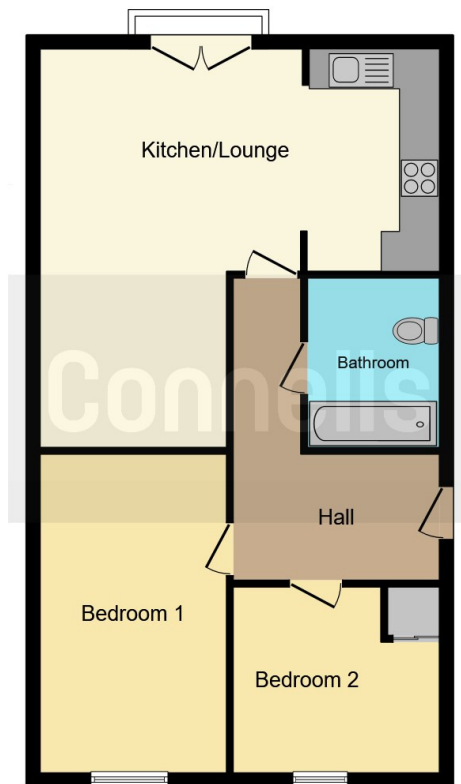
Bathroom

Extractor fan, radiator, bath with mixer taps/shower, WC, wash hand basin, part tiled.









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: B

Council Tax
Band: B

Service Charge:
1614.84

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311834

This is a Leasehold property with details as follows; Term of Lease 99 years from 21 Dec 2016. 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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