



Connells

High Street South
Dunstable



Property Description

NO UPPER CHAIN* FIRST FLOOR APARTMENT* *OPEN PLAN LOUNGE / DINER* *GAS CENTRAL HEATING

A fantastic opportunity to own this two bedroom first floor apartment arranged over two levels situated in central Dunstable - ideally located close to local amenities and transport links!

Property comprises: Entrance hall, lounge/diner, kitchen and family bathroom. The first floor comprises two goodsized bedrooms.

An ideal purchase for investors, downsizers and first time buyers - call to view!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

doors to front aspect.

Lounge

14' x 11' 7" (4.27m x 3.53m)

Window to front aspect, radiator, carpet flooring

Kitchen

6' 7" x 5' 7" (2.01m x 1.70m)

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces,

one bowl sink / drainer, cooker hood, space for oven and hob, space for fridge and freezer, space for washing machine.

Bedroom One

window to front aspect, radiator, carpet flooring

Bedroom Two

window to rear aspect, radiator, carpet flooring.

Bathroom

Window to rear aspect, bath, w/c, wash hand basin.









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

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN310851

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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