



**Connells**

Tilling Green  
DUNSTABLE



# Tilling Green DUNSTABLE LU5 4FN

for sale guide price  
**£240,000**



## Property Description

\* OPEN PLAN KITCHEN / LOUNGE / DINER\*  
\*BALCONY\* \*900+ YEAR LEASE\*  
\*ALLOCATED PARKING\* \*CONVENIENT  
A5-M1 LINKS\*

An exceptionally well presented two bedroom apartment forming part of this well regarded and modern development within a convenient and sought after location of Dunstable!

Accommodation comprises; entrance hall, fully fitted kitchen with integrated appliances, open plan lounge / kitchen diner, balcony, two good size bedrooms and a family bathroom. Outside the home benefits from balcony area and allocated parking space.

This property is situated close to local amenities, Luton and Dunstable Hospital, nearby A5-M1 links and the Guided Busway which provides fast and frequent service to Luton Town Centre, Luton Train Station and Luton Airport.

An ideal purchase for first time buyers, downsizers, small families and buy to let investors!

Double glazed window to rear aspect, radiator.

## Kitchen

Fitted kitchen, wall and base units, double glazed window to front aspect, one and half bowl sink/drain, work surfaces, integrated oven and hob, cooker hood, integrated washing machine and fridge and freezer.

## Bedroom One

8' 11" x 14' ( 2.72m x 4.27m )

Double glazed window to rear aspect, radiator, carpeted flooring.

## Bedroom Two

11' 6" x 10' 7" ( 3.51m x 3.23m )

Double glazed window to rear aspect, radiator, carpeted flooring.

## Bathroom

Window to front aspect, radiator, bath with overhead shower, wash hand basin. extractor fan, WC,

## Outside

Allocated parking

## Entrance Hall

Door to front aspect

## Lounge

11' 6" x 14' 9" ( 3.51m x 4.50m )



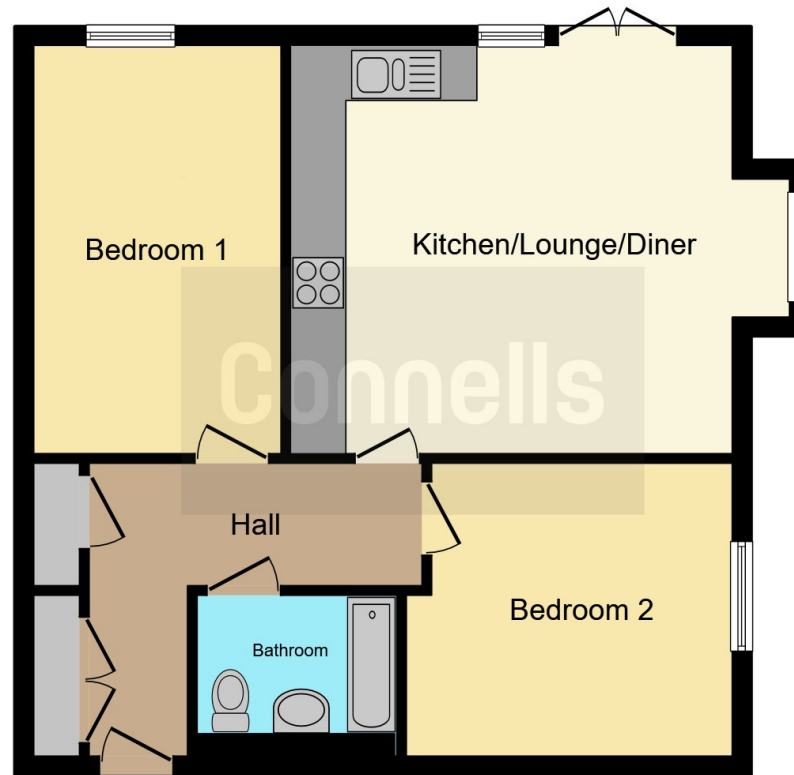












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 661 265**  
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19 High Street North  
 DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax  
 Band: B

Service Charge: 969.14 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN311843](http://connells.co.uk/Property/DUN311843)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. 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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Property Ref: DUN311843 - 0002