



Long Hedge, Dunstable, LU5 4BL

welcome to

Long Hedge, Dunstable

OVER 60's & CHAIN FREE - This newly REFURBISHED, two bedroom, RETIREMENT apartment is the perfect balance between community and convenience. With its modern decor and high end finishes throughout it provides the perfect cosy home with an abundance of community amenities and activities to support.

Entrance Hall

Enter through the door into the entrance hall. Storage cupboard, loft access and doors leading to the lounge, bathroom and both bedrooms.

Lounge / Diner

18' 3" x 10' 2" (5.56m x 3.10m)

Enter through obscured glass panelled double doors to the lounge. Electric fire place, new carpet and new electric radiator. Double glazed window to the rear.

Kitchen

8' 2" x 7' 7" (2.49m x 2.31m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric oven and hob. Glass wall mounted cabinet. Integrated washing machine. Dishwasher and fridge/freezer. Double glazed window to the rear.

Bedroom One

Built in wardrobe, dressing area and electric radiator. Double glazed window to the front.

Bedroom Two

Electric radiator and double glazed window to the front.

Bathroom

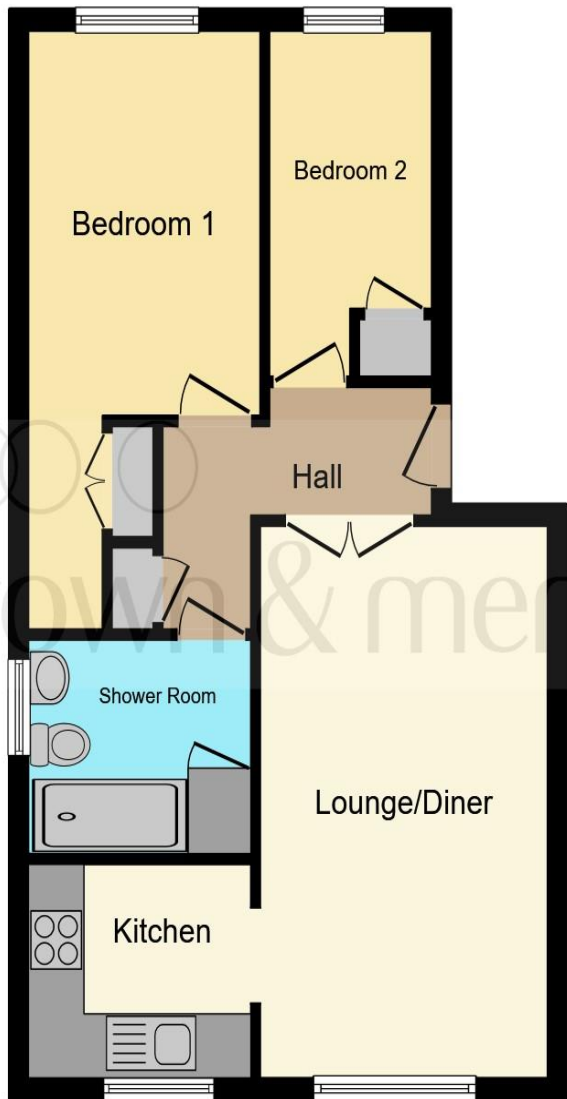
Wash hand basin set in a vanity unit, low-level WC and shower cubicle. Airing cupboard housing the water tank. Double glazed obscured window to the side.

Outside Parking

Residential parking to the front.

Agents Note

We have been advised that this property is leasehold but have not inspected a copy of the lease and prospective buyers are advised to check the current position and terms through their own solicitor.



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



welcome to
Long Hedge,
Dunstable

- TWO BEDROOMS
- MODERN SHOWER ROOM
- NEWLY FITTED KITCHEN
- NEW BOILER FITTED IN NOVEMBER 2023
- COMMUNAL LAUNDRY ROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£195,000



view this property online [brownandmerry.co.uk/Property/LBZ108713](https://www.brownandmerry.co.uk/Property/LBZ108713)



Property Ref:
LBZ108713 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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