

Dunstable Office:

01582 477 077



HOUSEHOLD
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6 Tanners Court, Station Road, Toddington, LU5 6FL

Offers Over £240,000 Leasehold



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The Property Experts with the Personal Touch

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Offers Over £240,000



Entrance Hall

Entered via front door, storage cupboard, radiator

Living Room

14'4" x 12'8" (4.36m x 3.85m)

Double glazed window to front aspect, fitted display cabinets and storage, radiator, double doors to the fitted kitchen

Fitted Kitchen

8'9" x 8'8" (2.67m x 2.64m)

Fitted with a range of floor and wall units with worktop over, stainless steel sink unit, fitted oven, hob and extractor, integrated fridge freezer, dishwasher and washer/dryer, wall mounted boiler, double glazed window to rear aspect.

Bedroom 1

12'5" max x 8'1" (3.78m max x 2.46m)

Double glazed window to side aspect, fitted wardrobes and bedroom furniture, radiator

Bedroom 2

9'0" x 11'1" (2.74m x 3.38m)

Double glazed window to front and side aspects, radiator, fitted wardrobe and bedroom furniture

Wet Room

8'5" x 7'3" (2.57m x 2.21m)

Double glazed window to rear aspect, low level W.C, pedestal wash hand basin, heated towel rail, shower area

Outside

Communal Gardens

Laid to lawn with seating area

Secure car parking

Residents secure parking area with electric gates.

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional **Toddington:** 2-4 High Street
Office: - 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Built in 2007, this lovely, ground floor, over 55's, two bedroom apartment is located only a short walk to the vibrant village High street shopping parade and other village amenities which include a Doctors surgery, Chemist, dentists and various convenience stores. The property is offered in excellent condition throughout and also benefits from secure car parking in a gated residents parking area. The accommodation comprises entrance hall, living room, fitted kitchen, two bedrooms and wet room. Offered with NO UPPER CHAIN. Call now to arrange a viewing



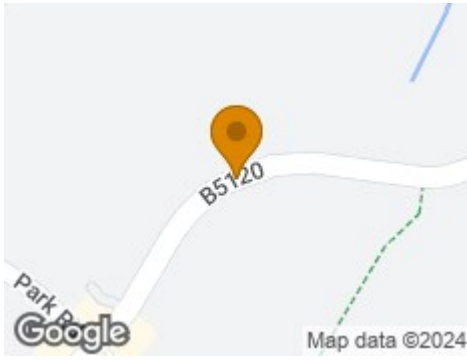
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Road Map



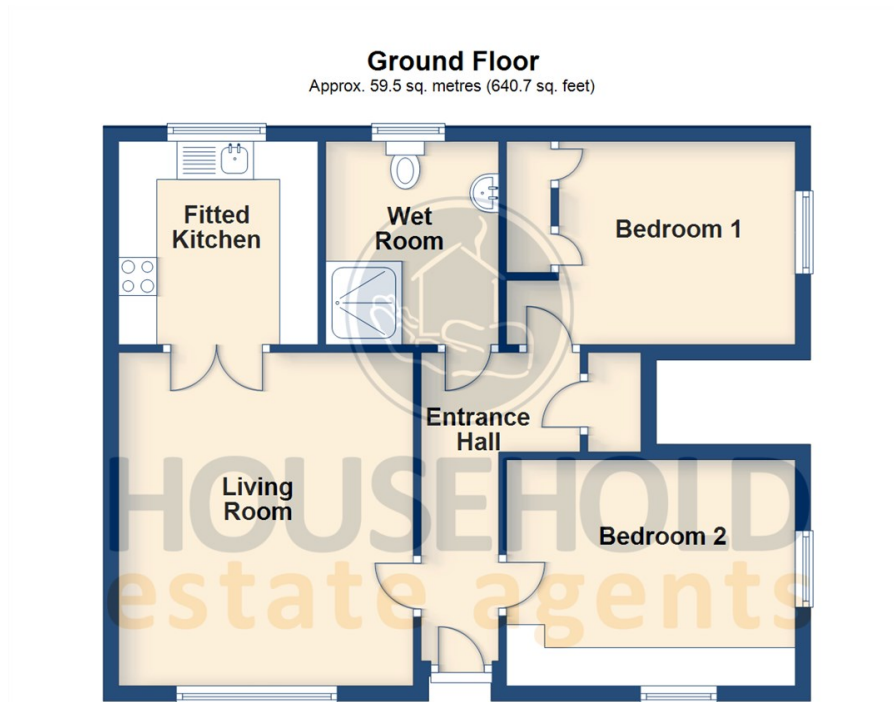
Hybrid Map



Terrain Map



Floor Plan



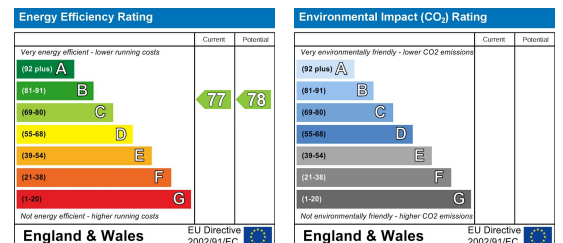
Total area: approx. 59.5 sq. metres (640.7 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan.
Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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