

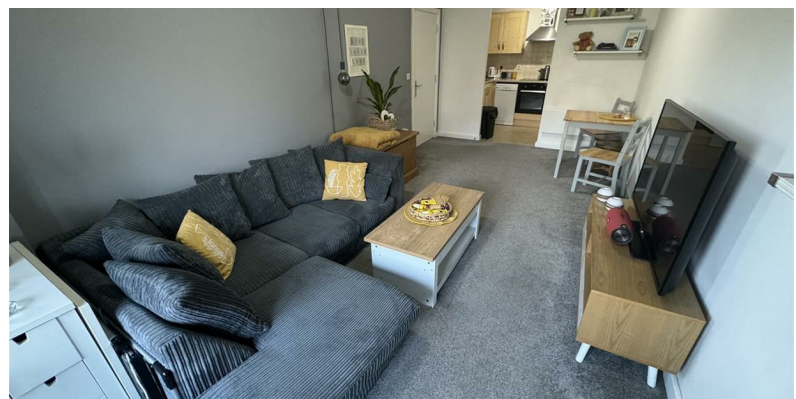
Dunstable Office:

01582 477 077



Residential Sales • Property Management • Lettings

The Parklands, Court Drive, Dunstable
£150,000 Leasehold



For details on all of our properties for sale and for rent visit www.house-hold.co.uk



The Property Experts with the Personal Touch

The Parklands, Court Drive, Dunstable

£150,000



Front

Secure

Communal

Entrance

Entrance Hall

Lounge/Dining

Room

21'7" x 9'7" (6.58m x 2.93m)

Kitchen

6'8" x 9'7" (2.03m x 2.93m)

Bedroom 1

13'10" x 10'3" (4.22m x 3.13m)

Bathroom

Private Patio

Communal

Grounds

- NO UPPER CHAIN
- MODERN GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- PRIVATE PATIO TO THE REAR
- IMMACULATE CONDITION THROUGHOUT
- IDEAL FIRST TIME PURCHASE
- FANTASTIC BUY TO LET INVESTMENT
- LONG LEASE REMAINING
- TOWN CENTRE LOCATION
- EXCELLENT COMMUTING LINKS

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.

Household Estate Agents are delighted to market this MODERN APARTMENT which is offered for sale in IMMACULATE CONDITION THROUGHOUT, this property would make an IDEAL FIRST TIME PURCHASE as well as a FANTASTIC BUY TO LET INVESTMENT providing an approximate 7.13% GROSS RENTAL YIELD. The property further benefits from a PRIVATE PATIO area to the rear within WELL MAINTAINED COMMUNAL GROUNDS.

The Parklands is a modern development built in the late 2000's, situated within walking distance of the Town centre and local amenities such as the Asda Supermarket, Sainsbury's and The Grove Theatre. The area provides EXCELLENT COMMUTING LINKS such as the GUIDED BUSWAY which is within walking distance offering a DIRECT LINK to LUTON TRAIN STATION and LONDON LUTON AIRPORT. Junctions 9, 11 & 11a of the M1 MOTORWAY are also a short car journey away.

The accommodation comprises a secure communal entrance, entrance hall, lounge/dining room, kitchen, bedroom and a bathroom.

TENURE - LEASEHOLD
LEASE LENGTH - APPROX. 107 YEARS REMAINING
GROUND RENT - £294 PER ANNUM
SERVICE CHARGE - £1,975 PER ANNUM
COUNCIL TAX BAND - B
EPC RATING - C



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Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



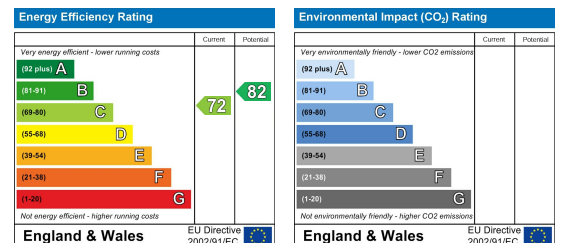
Total area: approx. 49.8 sq. metres (536.5 sq. feet)

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, misstatement 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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