

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

46 Duncombe Drive, Dunstable

£200,000 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

46 Duncombe Drive, Dunstable

£200,000



Front

Entrance Hall

Kitchen

13'7" x 6'6" (4.13m x 1.98m)

Dining Area

7'5" x 6'2" (2.26m x 1.89m)

Balcony

5'10" x 6'2" (1.77m x 1.89m)

Living Room

13'7" x 10'10" (4.13m x 3.31m)

Bathroom

Bedroom 2

13'4" x 8'10" (4.07m x 2.69m)

Bedroom 1

13'4" x 8'6" (4.07m x 2.60m)

Garage

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.

This BRIGHT & SPACIOUS property is offered for sale with NO UPPER CHAIN with the added BONUS OF A BALCONY, a LONG LEASE of OVER 150 YEARS and nearly 650SQ FT OF LIVING ACCOMMODATION!

HOUSEHOLD ESTATE AGENTS are pleased to present this SECOND-FLOOR APARTMENT, offered in IMMACULATE CONDITION, which provides an ideal opportunity for a FIRST-TIME BUYER or BUY-TO-LET INVESTOR. The property features GAS CENTRAL HEATING, A GARAGE with COMMUNAL PARKING, A SPACIOUS LIVING ROOM, TWO GENEROUS DOUBLE BEDROOMS, and PLENTIFUL STORAGE.

DUNCOMBE DRIVE has FANTASTIC COMMUTING LINKS with both JUNCTIONS 11 & 11A OF THE M1 MOTORWAY nearby. The nearest GUIDED BUSWAY stop is located on Jeans Way, offering direct links to LUTON TRAIN STATION and LONDON LUTON AIRPORT. Additionally, it is a short drive from LEAGRAVE TRAIN STATION, making this an IDEAL MODERN-DAY COMMUTER'S home.

While this home would be suitable for an array of prospective purchasers, we feel it would be particularly well-suited for families due to the excellent schools within the area, such as ST. CHRISTOPHER'S ACADEMY, THE VALE ACADEMY, and QUEENSBURY ACADEMY.

Internally, the accommodation comprises an entrance hall, kitchen/dining room with double doors to the balcony, two sizable double bedrooms, a four-piece shower room/bathroom, and ample storage.

WE ENCOURAGE YOU TO CONTACT YOUR LOCAL HOUSEHOLD ESTATE AGENT'S OFFICE PROMPTLY TO SCHEDULE YOUR VIEWING APPOINTMENT.

TENURE: LEASEHOLD
COUNCIL TAX BAND: B
EPC RATING: TO BE CONFIRMED
GROUND RENT: ESTIMATED £15 PER ANNUM
SERVICE CHARGE: ESTIMATED £1,200 PER ANNUM



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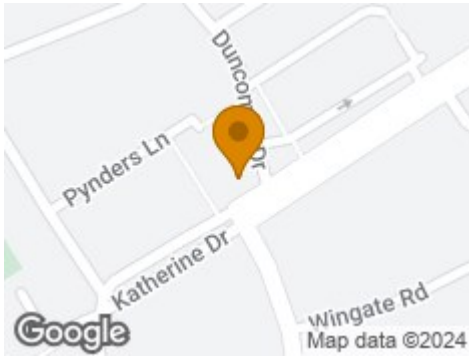
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Road Map



Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 59.9 sq. metres (644.8 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

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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