



Situated within this popular residential area close to Dunstable town centre, a well presented two bedroom second floor apartment. Offered for sale with no onward chain and in good decorative order having just been redecorated throughout. This spacious home benefits from a 21' lounge/dinning room, fitted kitchen, modern fitted bathroom and two good sized bedrooms. Further benefits include an allocated parking space with ample additional visitor parking and well kept communal gardens and areas.

Ideally placed for Dunstable town centre with it's wealth of amenities and new theatre complex, for the busy commuter M1 motorway junctions 9 and 11/11A are close to hand.

To fully appreciate this excellent property internal viewing is advised. Please note the property is more suited to a cash buyer due to the length of the lease.

Communal Entrance

Well maintained communal area providing access to this and neighbouring properties.

Entrance Hall

Remote entry system phone, cloaks cupboard, hatch to loft space, airing cupboard with lagged tank, fitted carpet, doors to lounge, bedrooms and bathroom.

Lounge / Dining Room

21'6" x 12'6" max (6.55 x 3.81 max)

Double glazed box bay window to front aspect, fitted carpet, modern electric radiator, television point.



Kitchen

8'8" x 7'0" (2.64 x 2.13)

Fitted to comprise a range of matching wall, drawer and base units with work top surfaces over, single drainer sink unit with cupboards under, part tiled walls. Space and fitting for a free standing oven, space and plumbing for a washing machine, space for a fridge / freezer. Double glazed window to front aspect.



Bedroom One

11'6" max x 8'0" (3.51 max x 2.44)

Double glazed window to rear, fitted carpet, built in double wardrobe, modern electric radiator.



Bedroom Two

8'0" x 8'0" (2.44 x 2.44)

Rear aspect double glazed window, fitted carpet, modern electric radiator.



Bathroom

Spacious bathroom with fitted white suite comprising a panelled bath with mixer taps and shower attachment over, pedestal wash hand basin, low level w/c, part tiled walls, extractor fan. Part tiled walls.



Communal Areas

Well kept communal areas and gardens .



Parking

One allocated parking with ample additional visitors parking.



Ground Rent

£175 per annum.

Service Charge

£1128 per annum.

Lease

99 year lease from 1st January 1990.

NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Ground Floor

