



Nestled in the picturesque village of Harlington, Dunstable, this delightful one-bedroom ground floor flat on Strafford Close offers a perfect blend of comfort and convenience. Offered with 951 years lease still remaining, the property has been thoughtfully redesigned, featuring a welcoming and open plan living / kitchen area which provides a warm and inviting space for relaxation or entertaining guests. The well-appointed bedroom is ideal for restful nights, while the en-suite shower room is functional and meets all your essential needs.

One of the standout features of this apartment is its prime location. Set in a tranquil residential area, it is just a short walk from the mainline train station, which offers a regular service to London and beyond, making it an excellent choice for commuters. The surrounding community is vibrant and friendly, with local shops, schools, and open spaces all within easy reach, ensuring that you have everything you need right at your doorstep.

This flat presents an exceptional opportunity for first-time buyers or professionals seeking a peaceful retreat with excellent transport links.

We highly recommend internal viewings to fully appreciate the appeal of this lovely property and the lifestyle it offers. Don't miss your chance to experience village life while remaining well-connected to the bustling city.

OPEN PLAN LIVING AREA

A bright and spacious area comprising a living area and a modern fitted kitchen. Hard wood entrance door to the side aspect.

LIVING AREA

Double glazed window to the side aspect with bespoke fitted internal shutters. Wooden flooring. Wall mounted electric heater.

KITCHEN AREA

Tastefully fitted with a range of wall, drawer and base level units with hard wood work surface over, incorporating a one and half sized drainer sink unit. Breakfast bar.
Integrated electric oven and induction hob with an extractor hood.
Space and plumbing for a washing machine and space for a fridge/ freezer. Part tiled walls and wooden flooring.

BEDROOM

Double glazed window to the side aspect with bespoke fitted internal shutters. Fitted shelving and hanging space to and a wall mounted cupboard. Wooden flooring. Wall mounted electric heater.

EN-SUITE SHOWER ROOM

Tastefully fitted and comprising a w/c with concealed cistern. Vanity unit with inset wash hand basin. Large walk in shower enclosure. Shaving socket. Window to the side aspect.

PARKING

Dedicated residents and visitor parking adjacent to the property.

NB

Services and appliances have not been tested.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Jane McFarland and the statements contained therein represent her 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.)

LEASEHOLD INFORMATION

The vendors have informed us the combined Service Charge and Ground Rent is approximately £998 per annum.

