



## Watling Gardens

Dunstable, LU6 3FD

30% Shared ownership £56,100

- NO UPPER CHAIN
- SOUGHT AFTER SOUTH WEST DUNSTABLE
- 30% SHARED OWNERSHIP PROPERTY
- ELECTRIC HEATERS
- THIRD FLOOR APARTMENT

- TWO DOUBLE BEDROOMS
- GATED CARPARK WITH ALLOCATED SPACE
- DOUBLE GLAZED WINDOWS
  - OPEN PLAN KITCHEN/LIVING/DINER
- IDEAL FOPR FIRST TIME BUYERS







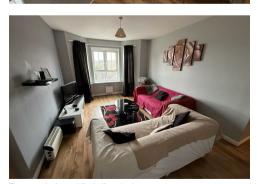




### Floor Plan

# Third Floor Approx. 59.5 sq. meters (641.5 sq. feet) Living Room Bathroom Bedroom 2

## Total area: approx. 59.6 sq. metres (641.6 sq. feet)



## Area Map



## **Energy Efficiency Graph**



	Current
Very environmentally friendly - lower CO2	emissions
(92 plus) 🔼	
(81-91)	
(69-80) C	
(55-68) D	
(39-54)	
(21-38)	5
(1-20)	G
Not environmentally friendly - higher CO2	emissions





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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