



Connells

Holly Lane
Houghton Regis Dunstable

Holly Lane Houghton Regis Dunstable LU5 7AW

for sale
£250,000



Property Description

Located within the prestigious and contemporary Linmere development in Houghton Regis, this beautifully presented two-bedroom ground floor apartment offers stylish, low-maintenance living, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

a range of local amenities, green open spaces, and excellent transport links, with convenient access to the A5, M1 Junction 11A, Leighton Buzzard mainline station, and nearby shopping and leisure facilities.

Early viewing is highly recommended.

Entrance Hall

Radiator, tiled flooring, storage

Lounge

French door to balcony, tiled flooring, two radiators

Kitchen

Tiled walls and floor, integrated washing machine, integrated fridge freezer, one bowl sink and drainer, gas hob and electric oven, cooker-hood

Bedroom One

Two windows to rear aspect, built in wardrobe, radiator, carpet

En Suite

Tiled floor and walls, window to rear aspect, WC, wash hand basin, double shower,

The property boasts two well-proportioned bedrooms, both benefiting from built-in wardrobes, providing excellent storage solutions. The principal bedroom further enjoys the luxury of a private en-suite shower room, while a contemporary family bathroom serves the remainder of the accommodation.

A particular feature of the apartment is the private balcony, offering an ideal space to enjoy outdoor seating and fresh air. Additional benefits include gas central heating, double glazing, and the advantage of being situated on the ground floor for ease of access.

Linmere is a thriving new community offering

radiator, extractor fan

Bedroom Two

Window to front aspect, built in wardrobe, radiator, carpet

Bathroom

Tiled wall and floors, wash hand basin, WC, heated towel rail, shaving point, bath, extractor fan

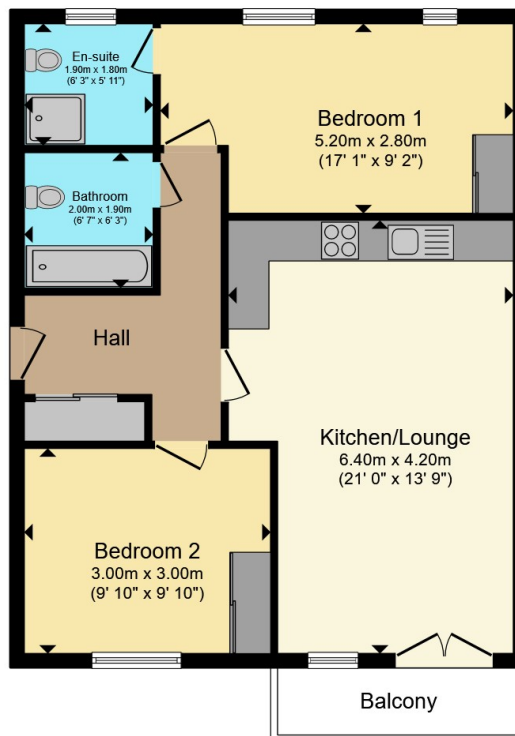
Balcony

Artificial grass









Total floor area 66.9 m² (720 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B Council Tax
Band: B

Service Charge: 960.00 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312641

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN312641 - 0003