



**Watling Court, Bedford Road, Houghton Regis, Dunstable,  
LU5 5QS**

**welcome to**

## **Watling Court, Bedford Road, Houghton Regis, Dunstable**

Spacious one bedroom apartment with private balcony, OPEN PLAN living/dining space and allocated parking. Situated within close proximity to local amenities and facility's this property is ideally situated for convenience. Perfect for a FIRST TIME BUY!

### **Entrance Porch**

Door to the landing, storage cupboard and door to the entrance hall.

### **Entrance Hall**

Storage cupboard with space for a washing machine and doors to the lounge/diner, bedroom and bathroom.

### **Lounge/Diner**

TV point, wood laminate flooring, storage cupboard housing the central heating boiler and radiator. Space for a dining table and chairs and door to the kitchen. Double-glazed window to the side and double-glazed doors leading out to a balcony.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer and space for a cooker. Space for a fridge/freezer.

### **Bedroom**

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the front.

### **Bathroom**

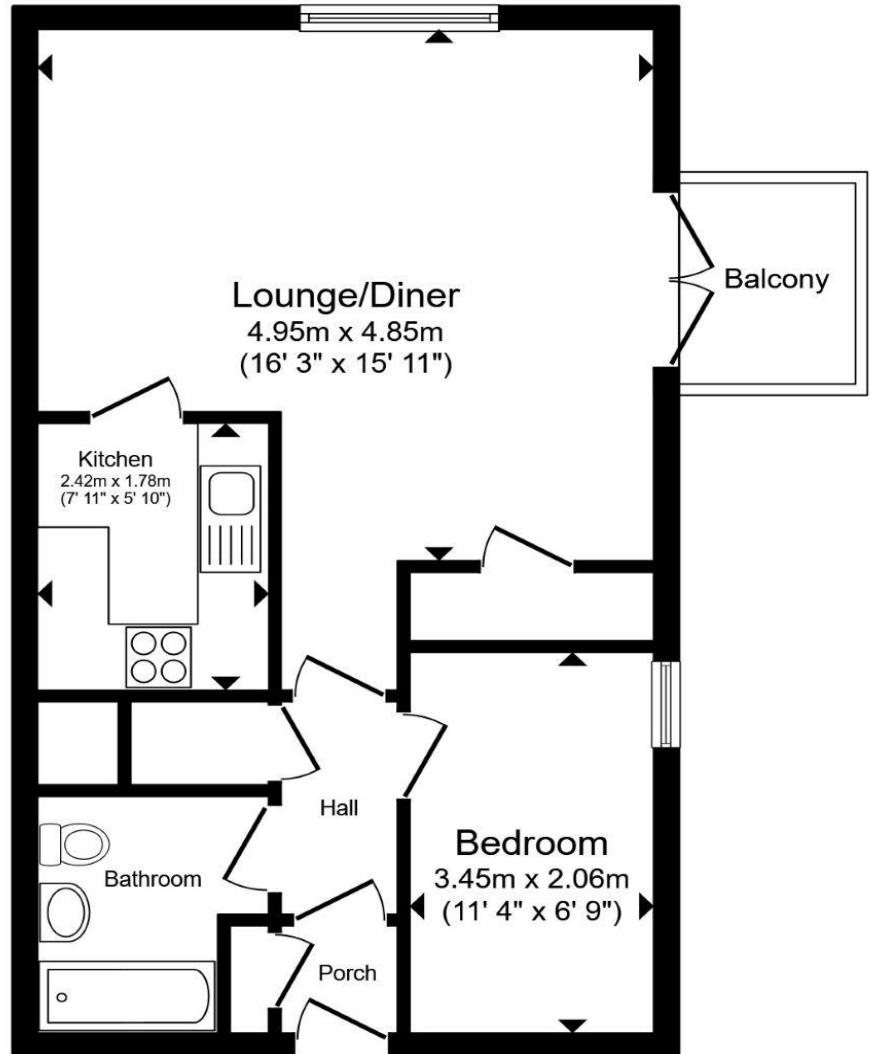
Partially tiled with a pedestal wash hand basin, low-level WC and a bath with mixer tap, shower over and attached shower screen. Radiator and extractor fan.

### **Outside Parking**

One allocated parking space.

### **Garden**

Access to communal gardens.



Total floor area 47.2 m<sup>2</sup> (508 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](http://www.propertybox.io)



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## Watling Court, Bedford Road, Houghton Regis, Dunstable

- PERFECT FIRST TIME BUY
- GREAT LIVING/DINING SPACE
- BALCONY
- ALLOCATED PARKING
- CLOSE LOCAL SHOPS AND AMENITIES

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 922.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£140,000**



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Property Ref:  
LBZ109650 - 0003

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