



**Connells**

Hampton Place Richmond Drive  
Houghton Regis Dunstable



# Hampton Place Richmond Drive Houghton Regis Dunstable LU5 5GD

for sale guide price  
**£200,000**



## Property Description

**\*TWO DOUBLE BEDROOMS\* \*BALCONY / SUN TERRACE\* \*ALLOCATED PARKING\* \*EN-SUITE TO MASTER\* OPEN PLAN KITCHEN / LOUNGE DINER\***

A spacious two bedroom apartment forming part of this well regarded and popular development within a convenient and sought after location in Houghton Regis!

The open plan lounge / kitchen diner offers all the perks of modern living including a fully fitted kitchen with integrated appliances and a balcony / sun terrace. Furthermore, the property boasts two double bedrooms, en-suite to master, family bathroom and a utility area. Externally, well maintained communal grounds surround the development in addition to an allocated parking bay.

Situated close to local amenities and fantastic A5-M1 links - an IDEAL purchase for first time buyers, buy to let investors and commuters alike - call to view!

## Entrance Hall

Door to entrance hallway, radiator, wooden effect vinyl flooring.

## Utility Area

8' 1" x 5' 2" ( 2.46m x 1.57m )

Space for washing machine, wooden effect vinyl flooring.

## Lounge

23' 2" x 13' 7" ( 7.06m x 4.14m )

Double glazed window to front aspect, radiator, telephone point, TV point, wooden effect vinyl flooring.

## Kitchen

Fitted kitchen, wall and base units, window to front aspect, door to balcony / sun terrace, one and half sink/drainers, work surfaces, integrated oven and hob, cooker hood, integrated washing machine, integrated fridge and freezer, radiator, wooden effect vinyl flooring.

## Bedroom One

11' 11" Max x 9' 6" ( 3.63m Max x 2.90m )

Double glazed window to side aspect, radiator, carpeted flooring.

## En Suite

Shower, shower cubicle, wash hand basin, extractor fan, WC, walls partly tiled, heated towel rail, CH boiler, tiled flooring.

## Bedroom Two

11' 11" x 8' 5" ( 3.63m x 2.57m )

Double glazed window to side aspect, radiator, carpeted flooring.

## Bathroom

Heated towel rail, bath with mixer taps,

shower, wash hand basin, extractor fan, WC,  
walls partly tiled, tiled flooring.

## Outside

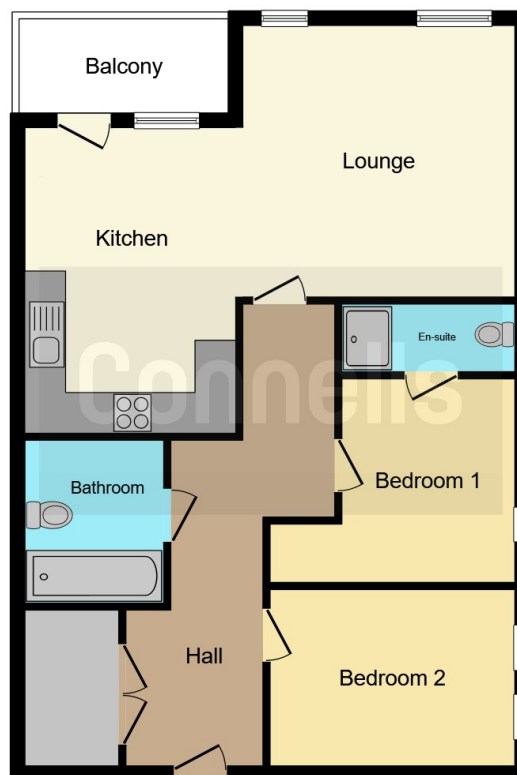
Private Sun Terrace, allocated parking,  
communal gardens.











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
3536.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN312035](http://connells.co.uk/Property/DUN312035)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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