

Connells

Watling Gardens
Dunstable

Watling Gardens
Dunstable LU6 3FE

for sale
£200,000







Property Description

TWO BEDROOMS *GROUND FLOOR* *ENSUITE* *WELL-APPOINTED KITCHEN* *ALLOCATED PARKING*

A well-presented and modern two-bedroom ground floor flat, ideally situated within a popular residential development.

The property offers a welcoming entrance hall, a bright and spacious lounge, and a well-appointed kitchen with a modern finish. There are two bedrooms, both well-proportioned, one of which has an ensuite, along with a contemporary bathroom.

The property is in good condition throughout, making it ready to move straight into.

Externally, the property benefits from allocated parking, adding to the convenience.

An excellent opportunity for first-time buyers, downsizers, or investors alike.

Entrance Hall

Spotlights, electric radiator, LVT flooring

Lounge

Two windows to side aspect, carpeted flooring, electric radiator

Kitchen

Window to side aspect, integrated oven and hob, one and a half bowl sink and drainer, integrated fridge freezer, integrated washer and dryer, wall and base units, work surfaces, LVT flooring

Bedroom One

Window to front aspect, carpeted flooring, built in wardrobe, electric heater

En Suite

Window to front aspect, WC, wash hand basin, radiator

Bedroom Two

Window to side aspect, carpeted flooring

Bathroom

WC, wash hand basin with vanity unit, bath, tiling, extractor fan

Outside

Allocated parking


LAUNDRY
SERVICE













Total floor area 68.3 m² (735 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

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312656

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.

The Property Ombudsman

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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.

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