



Connells

Watling Gardens
Dunstable



Property Description

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

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

The property comprises an entrance hall, leading through to a bright and airy lounge and a well-appointed kitchen that features a modern finish.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite, alongside a separate family bathroom.

The property is presented in good condition, making it ideal for buyers looking for something ready to move straight into.

Externally, the property benefits from allocated parking, adding to its practicality and appeal.

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

Entrance Hall

Door to front aspect, storage, electric heater

Lounge/Dining Area

Window to side aspect, electric radiator,

carpet, laminate area

Kitchen

Window to side aspect, wall and base units, work surfaces, integrated oven and dishwasher, washing machine, fridge freezer, one bowl sink and drainer

Bedroom One

Window to side aspect, carpet, electric heater

En Suite

Window to side aspect, shower, wash hand basin, vanity unit, WC, electric radiator

Bedroom Two

Window to side aspect, carpet, electric heater

Bathroom

WC, wash hand basin, vanity unit, bath with shower head







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: C Council Tax
Band: B

Service Charge:
2200.00

Ground Rent:
260.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312495

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. 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: DUN312495 - 0004