



**Connells**

Priory Heights Church Street  
Dunstable



### Property Description

\*CENTRAL DUNSTABLE LOCATION\* \*NO UPPER CHAIN\* \*LIFT ACCESS\*  
\*EXCELLENT A5 AND M1 ACCESS

This one apartment forming part of this popular development within a convenient and sought after location of East Dunstable!

The property comprises, Entrance hall, fitted kitchen, lounge / diner, bedroom and family bathroom.

The property is ideally situated close to local amenities and for the commuter; The Luton & Dunstable Guided Busway provides fast and convenient access to Luton Central Train Station. Junction 11 and 11a of the M1 can be reached within close proximity and easy A5 access is available making your travel as convenient as possible.

Call Connells TODAY in order to arrange your viewing!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Entrance Hall

Door to front aspect

## Lounge

Double glazed window to front aspect, electric radiator, TV point, cupboard,

## Kitchen

Double glazed window to rear aspect, one bowl sink and drainer, work surfaces, part tiled, electric oven and cooker with cooker-hood, space for washing machine and fridge freezer, electric radiator, tiled flooring.

## Bedroom One

Double glazed window to front aspect, electric radiator

## Bathroom

Double glazed window to rear aspect, bath with mixer taps, wash hand basin, low level WC, extractor fan.

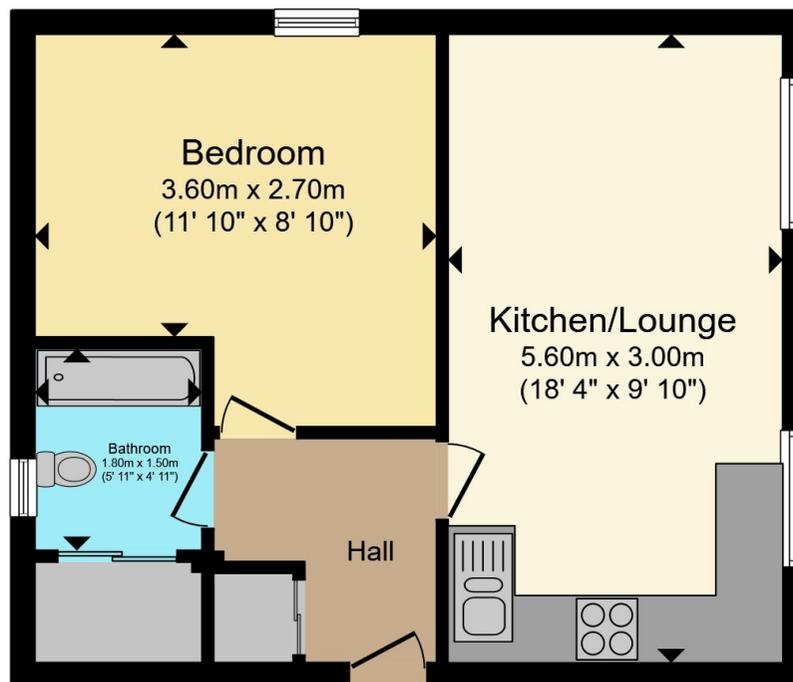
## Outside

Allocated parking









**Floor Plan**

Total floor area 37.5 m<sup>2</sup> (404 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)



To view this property please contact Connells on

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax  
Band: A

Service Charge:  
2032.00

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN312282](http://connells.co.uk/Property/DUN312282)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Sep 2004. 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.

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