

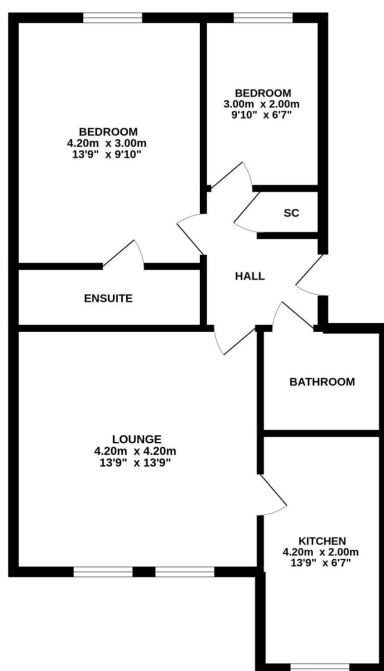
**Tollgate Court, 3 , London Road,**  
Offers Over £190,000

2 2 1



- Two Bedrooms
- Secure Gated Parking
- Attractive Communal Gardens
- Quick & Easy Access To Junction 9 of the M1
- Service Charge £184 P.C.M / Ground Rent £100 Per Annum
- En-Suite To Master Bedroom
- uPVC Double Glazing & Gas Central Heating
- Stunning Views Of Blows Downs
- 102 Years Remaining On Lease
- Please Quote Reference MS0216

MID FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A beautifully presented two bedroom first floor purpose built apartment on the outskirts of Dunstable town centre.

Accommodation is accessed via secure entry phone system into a recently redecorated communal, inner lobby, master bedroom with bespoke fitted wardrobes and en-suite shower

room, second bedroom - both with views of the nearby stunning Blows Downs; lounge/diner, kitchen with fully integrated appliances and family bathroom.

To the exterior of the property are well maintained communal gardens and secure gated parking in the form of one allocated space and a wealth of visitors parking.

Tollgate Court was built in 2005 and sits on the southern edge of the town centre, walking distance to a variety of shops, schools and other amenities. Junction 9 of the M1 is easily accessible as is the stunning local Bedfordshire countryside.

Viewings strictly by appointment only.

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