



Connells

**Watling Gardens
DUNSTABLE**



Property Description

***UPPER FLOOR* *125 YEARS REMAINING*
TWO DOUBLE BEDROOMS *ALLOCATED
PARKING**POPULAR LOCATION***

A fantastic opportunity to purchase a well presented two bedroom upper floor flat forming part of this well regarded and popular development in Dunstable!

Accommodation comprises; entrance hall, open plan lounge / kitchen /diner, bathroom and two bedrooms. Externally, the home benefits from allocated parking and surrounding communal gardens.

The property is conveniently located close to local amenities, good schools and A5-M1 commuter links - appealing to first time buyers, downsizers, small families!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Viewings come highly recommended, call Connells for more information and to book a viewing.

Entrance Hall

Carpeted flooring, storage, electric heating

Lounge

Carpeted flooring, double glazed window to rear aspect, electric radiator

Kitchen

Fitted kitchen, wall and base units, work surfaces, double glazed window to front aspect, one and a half bowl stainless steel sink/drainer unit, laminate flooring, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven and hob, cooker-hood

Bedroom One

Double glazed window to rear aspect, carpeted flooring, loft access, electric radiator

Bedroom Two

Double glazed window to rear aspect, carpeted flooring, electric radiator

Bathroom

Tiled flooring and walls, bath with shower head, wash hand basin, WC, heated towel rail, extractor fan

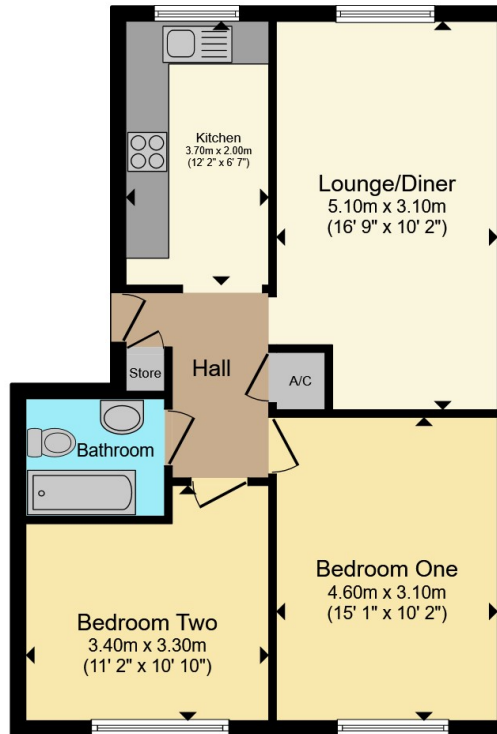
Outside

Allocated parking









Total floor area 57.3 m² (617 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:
2175.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312662

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2007. 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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