





Property Description

* *TOWN CENTRE LOCATION* *GATED DEVELOPMENT* *ALLOCATED PARKING*
22FT LOUNGE / DINER

A fantastic opportunity to own a one bedroom apartment situated in a modern and popular development in central Dunstable - brought to market in good decorative order and a 100+ year lease!

Accommodation comprises; entrance hall, lounge / diner, fitted kitchen, bathroom and double bedroom. Outside boasts well kept communal gardens and allocated parking.

Appealing to first time buyers, downsizers and buy to let investors - this well presented apartment is located within walking distance of local amenities and the Guided Busway; providing fast and frequent service to Luton Town Centre, Luton Train Station and Parkway.

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

Doors to front aspect,

Lounge

Window to rear aspect, Door to rear, laminate

wooden flooring, wall lights, radiator,

Kitchen

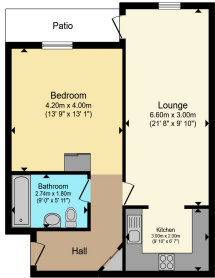
Fitted kitchen, wall & base units, sink & drainer, work surface, integrated oven and hob, cooker-hood, space for washing machine and fridge freezer.

Bedroom One

Window to rear aspect, fitted wardrobe, radiator.

Bathroom

Window, radiator, bath with mixer tap, shower, wash hand basin, extractor fan,part tiled.



Total floor area 55.7 m² (599 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and operation 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](#)



To view this property please contact Connells on

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating:
Awaited

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312028

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.



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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