



DG
Property
Consultants
Estd. 2000



Thorn, Houghton Regis, Dunstable, Bedfordshire LU5 6RW

Asking Price £255,000

This spacious and superbly presented two-bedroom ground-floor apartment is situated on the sought-after Thorn development in Houghton Regis, offering modern and convenient living with excellent commuter links. Ideal for first-time buyers, downsizers or investors alike, the accommodation comprises a secure communal entrance leading to the apartment, a welcoming entrance hall and a bright open-plan lounge/dining/kitchen with integrated appliances. There are two generously sized bedrooms, with the principal benefiting from an en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from two private allocated parking spaces and an EV charging point.

The popular Thorn development is conveniently positioned for local amenities and excellent road links, with mainline rail services into London available from nearby Leagrave station.

This is a fantastic opportunity to acquire a stylish and well-presented apartment in a popular modern development.

Call Team DG on 01525 310200 to arrange your viewing.



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Ground Floor Accommodation

Communal Entrance

Communal entrance, carpeted hallway's to the apartment, security entrance system.

Entrance Hall

9'9" x 20'8" (2.98m x 6.30m)



Entrance door, double radiator, ceramic tiled flooring, double power point(s), intercom entry phone system, double doors to large walkin storage cupboard, doors to all apartment room.

Walk-in Storage Cupboard

Walk-in Storage Cupboard with electric consuler unit. power and lighting.

1.22m x 1.22m

4'0" x 4'0"

Kitchen/Living/Dining Room

21'1" x 10'6" (6.42m x 3.21m)



Living / Dining Area:

UPVC double glazed window to side, two double radiators, ceramic tiled flooring, telephone point(s), TV point(s), double power point(s), uPVC double glazed french double doors to front with juliet balcony rail, door.

Kitchen Area:

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated

fridge/freezer, slimline dishwasher, automatic washing machine/dryer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, wall mounted concealed gas combination boiler serving heating system and domestic hot water serving heating system serving domestic hot water with heating timer control, power points, lighting, ceramic tiled flooring, openplan through to living/dining area.

View of Kitchen/Living/Dining Room



View of Kitchen/Living/Dining Room



View of Kitchen/Living/Dining Room



Bedroom 1

10'10" x 14'6" (3.30m x 4.42m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), internal air circulation system, door to en-suite shower room.

View of Bedroom 1



En-suite Shower Room



Fitted with three piece suite with comprising, recessed tiled double shower with power shower over and folding glass screen, pedestal wash hand basin with tiled splashbacks, low-level WC, heated towel rail, extractor fan, ceramic tiled flooring.

View of En-suite Shower Room



Bedroom 2

10'10" x 8'0" (3.30m x 2.43m)



UPVC double glazed window to front, single radiator, fitted carpet, double power point(s), internal air circulation system.

Family Bathroom



Fitted with three piece suite with comprising, panelled bath with mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, double radiator, ceramic tiled flooring.

Outside of the property

Gardens

Well maintained communal Gardens all around.

Off Road Parking



Two allocated off road parking spaces.

Private EV charging point.

Council Tax Band

Council Tax Band : B

Charge Per Year : £1829.22

Leasehold Information

Lease Term: 125 from new 1 year old. Years approximately

Maintenance / Ground rent: £1500 per annum approximately

The above information has been supplied by the vendor.

Prospective purchasers are advised to have their solicitor verify the full terms of the lease prior to exchange of contracts.

The Property Misdescriptions Act 1991

Property Misdescriptions Act 1991 - Sales & Lettings

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

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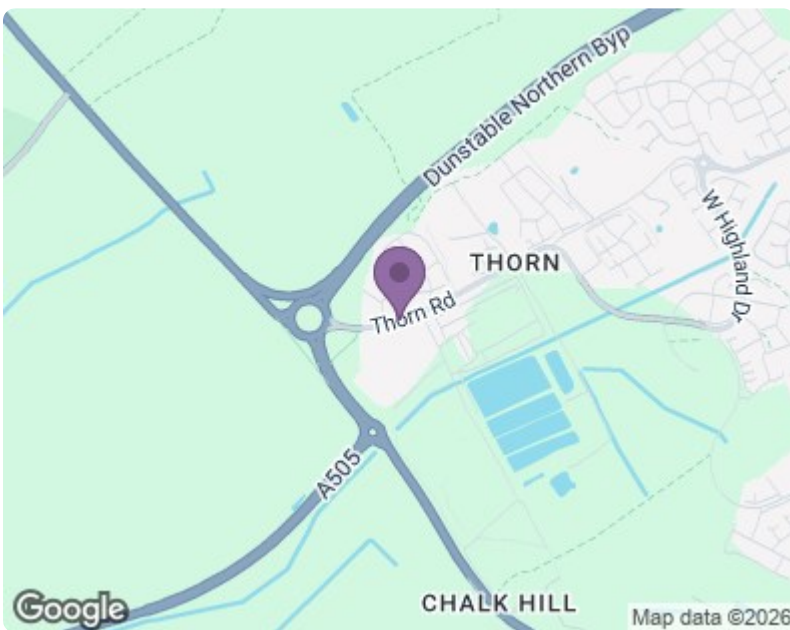
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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

Ground Floor



Total area: approx. 62.1 sq. metres (668.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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