



Connells

Kiln Way
Dunstable



Property Description

Situated in a highly convenient position within Dunstable, this spacious two-bedroom first-floor apartment offers modern, low-maintenance living and is ideally located within walking distance of the Guided Busway, local amenities, the Tesco Superstore and the picturesque Blows Downs Nature Reserve.

The property features a bright and airy open-plan kitchen/living space, providing an ideal environment for relaxing, entertaining and everyday living. The current owner has enhanced the apartment with replacement laminate flooring to the hallway and living area, creating a stylish and practical finish throughout.

There are two well-proportioned bedrooms, both offering excellent space for furnishings, alongside a family bathroom serving the accommodation.

Externally, the apartment benefits from allocated parking as well as additional visitor parking, adding further convenience for residents and guests alike.

The location is particularly attractive for commuters, with easy access to the Luton & Dunstable Guided Busway providing direct links towards Luton Train Station and London. Residents can also enjoy nearby countryside walks across the stunning Blows Downs

whilst having a wide range of shopping and leisure facilities on the doorstep.

This excellent apartment would make an ideal first-time purchase, investment opportunity or downsizing option.

Entrance Hall

Two storage cupboards, laminate flooring, radiator

Lounge

Juliet balcony to rear, window to side aspect, laminate flooring, radiator

Kitchen

One bowl sink, window to rear aspect, electric hob and oven, extractor fan, cooker hood, space for washing machine

Bedroom One

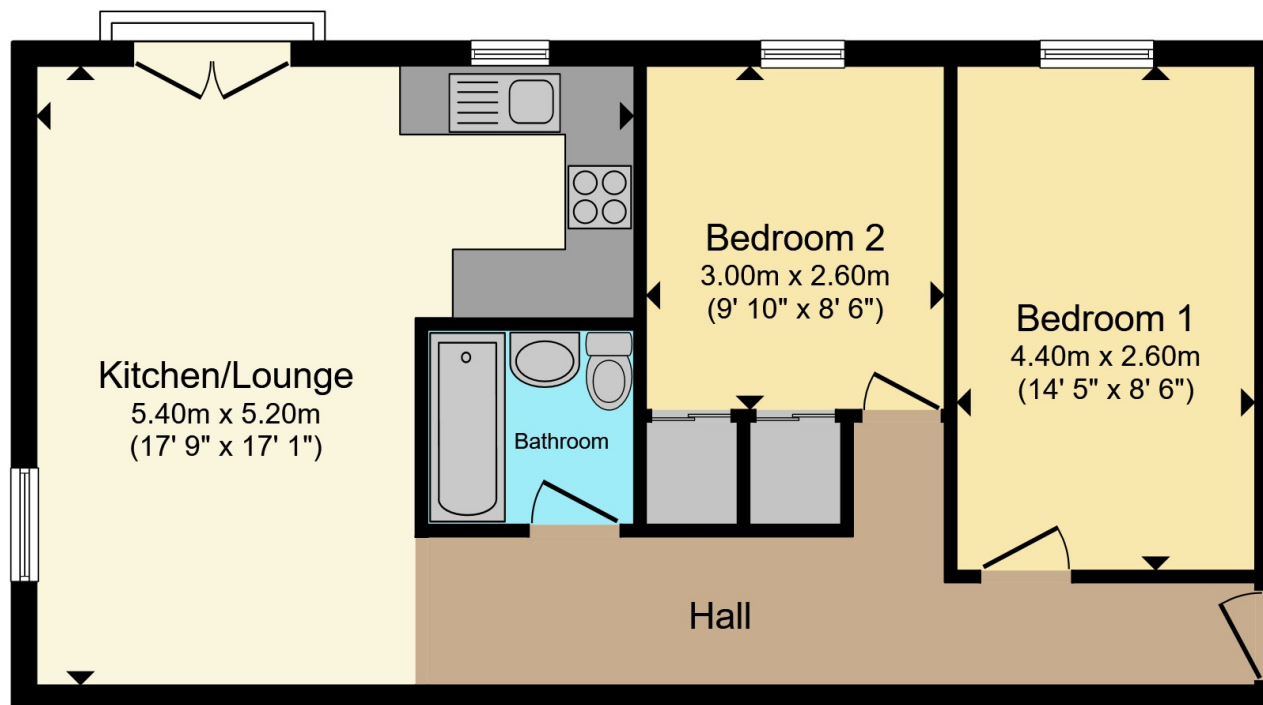
Window to rear aspect, radiator, laminate flooring

Bedroom Two

Window to rear aspect, radiator, laminate flooring







Total floor area 57.2 m² (616 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: B

Council Tax
Band: B

Service Charge:
2460.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312555

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2005. 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.

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