

Connells

Watling Court Bedford Road
Houghton Regis DUNSTABLE

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Houghton Regis DUNSTABLE LU5 5QS

for sale
£140,000







Property Description

Connells are delighted to present this beautifully maintained one-bedroom apartment, perfectly positioned in the highly sought-after and peaceful Bidwell Hill area.

This immaculate home offers modern, comfortable living throughout and is ideal for first-time buyers, downsizers, or investors.

The property features a welcoming entrance hall, a spacious open-plan lounge and dining area with direct access to a private balcony, a double bedroom, a galley kitchen, and a bathroom.

With its quiet setting and excellent presentation, this stunning apartment is not to be missed. Call TODAY to book your viewing!

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.

Entrance Hall

Door to bathroom, bedroom and lounge.

Lounge

Double glazed door to balcony to side aspect, double glazed window to rear aspect, laminate flooring, dining space.

Kitchen

Wall and base units, work surfaces, one bowl stainless steel sink and drainer, space for fridge freezer, space for cooker, laminate flooring.

Bedroom One

Double glazed window to rear aspect.

Bathroom

Wash hand basin, WC, bath with mixer taps and overhead shower, part tiled.

Outside

Balcony



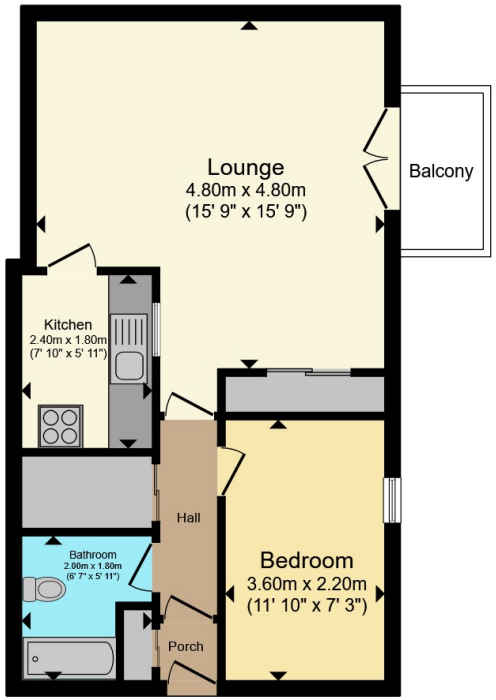












Floor Plan

Total floor area 44.8 m² (482 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

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax Band: A

Service Charge: 350.00

Ground Rent: 9.22

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312239

This is a Leasehold property with details as follows; Term of Lease 100 years from 24 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.