



**DG**  
Property  
Consultants  
Estd. 2000



## **Luton Road, Toddington, Dunstable, Bedfordshire LU5 6DF**

### **Asking Price £220,000**

CHAIN FREE - Privately positioned in the charming village of Toddington, this very spacious and superbly presented one-bedroom DETACHED loft-style apartment on Luton Road presents an exceptional opportunity for those seeking a blend of comfort and convenience. The property is ideally situated within walking distance from the hub of the village, offering easy access to local amenities and a vibrant community atmosphere. Upon entering, you are greeted by private entrance and stairs leading to a spacious open-plan combined lounge/dining/kitchen area, which serves as the heart of the home. This generous space is perfect for both relaxation and entertaining, allowing for a seamless flow between living and dining. The kitchen has been thoughtfully refitted, providing a modern touch that enhances the overall appeal of the apartment. Moving through to well-appointed double bedroom with fitted bedroom suite and a modern refitted shower room complements the property. With gas central heating and full double glazing throughout the property further contributes to its energy efficiency, also boasting private parking & no upper chain.

For those who commute, this apartment is a dream come true, with excellent transport links nearby. The Harlington train station is just a short distance away, providing easy access to London and beyond, while the M1 motorway is conveniently close for road travel.

Call Team DG on 01525-310200 to arrange your viewing



2 High Street, Toddington,  
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## Ground Floor Accommodation

### Ground floor Entrance Hall



Entrance door, single radiator, fitted carpet with matwell, double power point(s), ceiling lighting, carpeted stairs to first floor accommodation.

Outside EV charging point.

### First Floor Accommodation

#### Landing

Landing from staircase leading into the open plan lounge/dining/kitchen room.

#### Living/Dining/Kitchen Room

23'6" x 18' (7.16m x 5.49m)



#### Lounge and Dining Area:

Large open plan lounge & dining area, one uPVC double glazed window to rear, double radiator, karndeane flooring throughout, telephone point(s), TV point(s), double power point(s), built-in double wardrobes with full length mirrored sliding doors, also housing a combination boiler serving the central heating and domestic hot water.

Access in a rear lobby area leading to the shower room and bedroom.

#### Kitchen Area:

Recently refitted kitchen with a matching range of base and eye level units with quartz worktop space over with matching double sided breakfast dining bar with 4 x stools, twin bowl stainless

steel sink unit with single drainer and mixer tap, built-in fridge/freezer and automatic washing/dryer machine, 2 x separate built-in eye level electric fan assisted ovens, four ring induction hob with ceiling extractor hood over, two uPVC double glazed windows to front, one uPVC double glazed window to rear, double radiator, karndeane flooring throughout, telephone point(s), TV point(s), double power point(s), some with recessed ceiling spotlights in kitchen area, sliding door.

### View of Living/Dining/Kitchen Room



### View of Living/Dining/Kitchen Room



### View of Living/Dining/Kitchen Room



View Kitchen Area



View Lobby to Bedroom & Shower Room



View Kitchen Area



Lobby leading to shower room & bedroom, built in wardrobes.

**Bedroom 1**  
11'8" x 10'10" (3.55m x 3.30m)



View Kitchen Area



UPVC double glazed window to front, built-in double wardrobe(s), matching dressing table and two bedside cabinets, double radiator, fitted carpet, double power point(s).

View of Bedroom 1



## Shower Room



Refitted three piece suite comprising tiled double shower enclosure with overhead power shower, also a hand held mixer unit and glass screen, vanity wash hand basin in vanity unit with under drawers and mixer tap, low-level WC, heated towel rail, ceiling extractor fan, shaver point, full height ceramic tiling to all walls, uPVC double glazed window to rear and vinyl flooring.

### Outside of the property

#### Private Parking Area

One allocated parking space outside the front door with an EV charger.

#### Council Tax Band

Council Tax Band : B

Charge Per Year : £1579.33

#### MISDESCRIPTIIONS ACT - Sales

Should you be interested in this property all negotiations should be conducted through DG Property Consultants.

Supporting evidence will be required for your method of purchase.

1. Cash purchase: Proof of funds.
2. Mortgage purchase: Mortgage agreement in principle plus proof/confirmation of deposit funds.

MISDESCRIPTIIONS ACT - DG property consultants for themselves and for the vendor of this property, whose agent they are, given notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchaser should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of DG property consultants, has any authority to make or any representation or warranty whatsoever in relation to this property.

## Ground Floor



## First Floor



Total area: approx. 63.8 sq. metres (686.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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