

Not for marketing purposes INTERNAL USE ONLY

Watling Gardens
Dunstable

Watling Gardens
Dunstable LU6 3FE

for sale
£175,000







Property Description

Situated within the ever-popular South West Dunstable area, this spacious two-bedroom apartment offers well-balanced accommodation throughout and is ideal for first-time buyers, downsizers, or investors alike.

The property comprises a welcoming entrance hall leading to a bright and airy open-plan living, dining and kitchen area, creating the perfect space for modern living and entertaining. The kitchen provides ample storage and worktop space, while the generous living area offers plenty of room for both dining and relaxation.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from a private en-suite shower room. A modern family bathroom serves the remainder of the accommodation.

Further benefits include allocated parking, additional visitor parking and a convenient location close to local shops, schools, parks and excellent transport links. Offering spacious accommodation in a desirable South West Dunstable location, this property presents an excellent opportunity for a variety of purchasers seeking comfort, convenience and modern apartment living.

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.

Lounge

Open plan to kitchen, 2x windows to front aspect, 2x electric heaters, carpet

Kitchen

Open plan to lounge, window to rear aspect, electric oven and hob, one and a half bowl sink and drainer, vinyl flooring

Hallway

Storage

Bedroom One

Window to rear aspect, electric heater, carpet

En Suite

Window to rear aspect, WC, wash hand basin, shower, extractor fan, electric towel rail

Bedroom Two

Window to front aspect, electric heater, carpet

Bathroom

WC, wash hand basin, bath with shower head, electric towel rail, vinyl flooring











Total floor area 59.9 m² (644 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: D

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

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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.

The Property Ombudsman

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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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