



**Connells**

Lowry Drive  
Houghton Regis Dunstable



## Property Description

\*ALLOCATED PARKING\* \*900+YEARS REMAINING ON LEASE\* \*NO GROUND RENT OR SERVICE CHARGE\*

A well presented one bedroom ground floor maisonette situated in the well regarded Houghton Hamlets area of Houghton Regis - conveniently located close to A5 and M1 commuter links!

A fantastic opportunity for first time buyers, investors and downsizers - call Connells to arrange your viewing!

## Entrance Porch

Door to front aspect

## Lounge

12' 8" x 12' 8" ( 3.86m x 3.86m )

Window to front aspect, carpeted flooring.

## Hallway

Doors leading to bathroom, kitchen and bedroom, radiator.

## Kitchen

Fitted kitchen, wall and base units, double glazed window to rear aspect, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine and

dishwasher.

## Bedroom One

8' 8" x 13' 5" ( 2.64m x 4.09m )

Double glazed french doors leading to garden, carpeted flooring.

## Bathroom

Bath, WC, wash hand basin.

## Outside

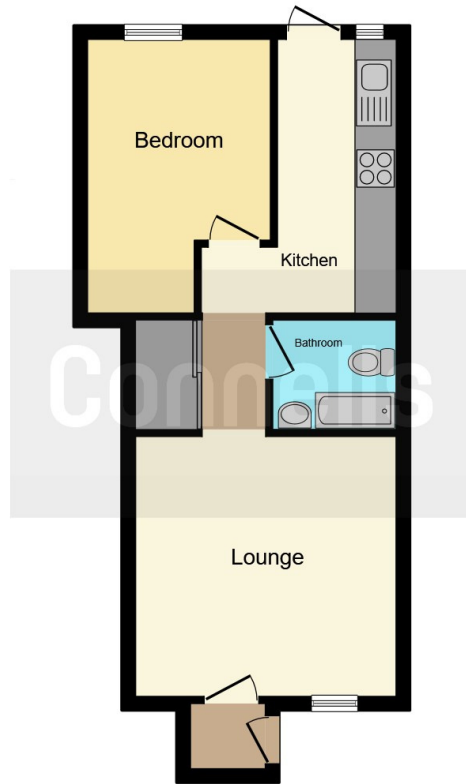
## Front Garden

## Rear Garden









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: D

Council Tax  
Band: D

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN311936](http://connells.co.uk/Property/DUN311936)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. 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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