



Long Hedge Dunstable LU5 4BL

for sale guide price
£80,000



Property Description

Nestled within the sought-after Priory Area of Dunstable, at the foot of the picturesque Blows Downs, this spacious two-bedroom retirement apartment offers comfortable living for the over 60s.

Long Hedge is conveniently located within walking distance of Dunstable Town Centre, local amenities and bus routes, while the Luton & Dunstable Hospital and local healthcare facilities are also nearby.

Set within a popular warden-controlled development, residents benefit from well-maintained communal gardens, a communal lounge and a friendly community atmosphere. The first-floor apartment is accessed via a secure entry system and offers a generous entrance hall, bright lounge/dining room, separate kitchen, two bedrooms, shower room and useful storage cupboards.

Offered to the market with no onward chain, this is an excellent opportunity for those seeking independent retirement living in a convenient location.

We understand there are approximately 85 years remaining on the lease, with current service charges and ground rent totaling approximately £2,900 per annum. Early viewing is highly recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Resident and visitor parking to the front

Entrance Hall

Generous size

Lounge

Carpet, electric fireplace, window to front aspect

Kitchen

Wall and base units, tiled walls, lino flooring, work surfaces, washing machine, fridge freezer, dishwasher, cooker, window to front aspect

Bedroom One

Carpet, window to rear aspect, small dressing room area with wash hand basin and built in wardrobe

Bedroom Two

Carpet, built in wardrobe, window to rear aspect

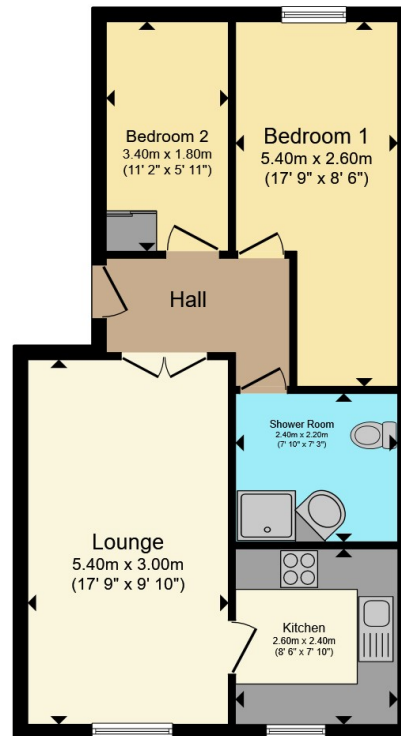
Shower Room

Walk in power shower, WC, wash hand basin with vanity, heated towel rail, fully tiled walls

Outside







Total floor area 51.1 m² (550 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: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311987

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.



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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