



Connells

The Parklands
Dunstable



Property Description

* *ONE BEDROOM APARTMENT* *NO UPPER CHAIN* *GATED DEVELOPMENT* *ALLOCATED PARKING*

A fantastic opportunity to own a one bedroom apartment situated in a modern and popular development in central Dunstable

Accommodation comprises; entrance hall, lounge / diner, kitchen, bathroom and double bedroom. Outside boasts well kept communal gardens and allocated parking.

Appealing to first time buyers and small families, this modern family home is ideally located for commuters with fantastic access to the A5 and M1 via the bypass link and a variety of highly rated schools.

Entrance Hall

Doors to front aspect

Lounge

19' 6" x 9' 8" (5.94m x 2.95m)

window to front aspect, radiator, laminate flooring

Kitchen/Diner

Fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for

fridge and freezer, space for washing machine

Bedroom One

window to front, radiator, laminate flooring

Bathroom

Wash and hand basin, bath with overhead shower, w/c.







EPC Rating: D Council Tax Band: B Service Charge: 1960.00 Ground Rent: 350.00 Tenure: Leasehold

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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