



Connells

Vauxhall Way
Dunstable



Property Description

Connells are delighted to present this modern and well-maintained one-bedroom ground floor apartment, ideally located in a popular residential area of North Dunstable. The property offers bright and airy accommodation throughout, featuring an open-plan living and kitchen area that provides a comfortable and contemporary space.

Situated close to local shops and excellent transport links, including the A5, M1, and the guided busway to Luton, this apartment is perfect for commuters. Externally, the property benefits from an allocated parking space and access to a communal garden area.

Double glazed window to rear aspect, carpeted flooring

Bathroom

WC, wash hand basin, bath with overhead shower, tiled walls and floor

Entrance Hall

Door to side aspect

Lounge Area

Double glazed doors to front aspect, open plan to kitchen, carpeted flooring

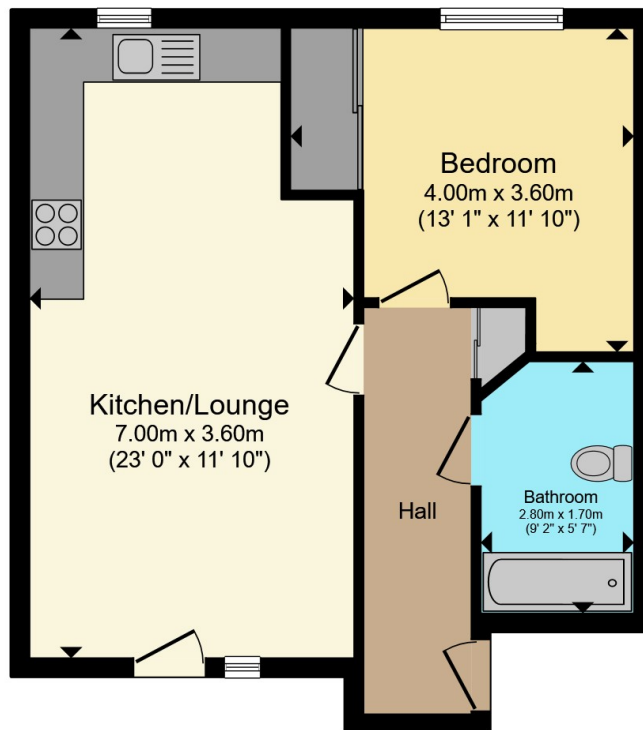
Kitchen Area

Double glazed window to rear aspect, open plan to lounge, fitted kitchen, wall and base units, work surfaces, integrated oven and gas hob, cooker-hood, integrated fridge freezer, spotlights

Bedroom One







Total floor area 46.7 m² (503 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



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: A

Service Charge:
1366.03

Ground Rent:
173.65

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312378

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.

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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