



Set within the desirable Parklands development in Dunstable, this well-presented two-bedroom, two-bathroom apartment offers a perfect blend of comfort and convenience. Spanning an impressive 762 square feet, the property boasts a bright and spacious living/dining room, ideal for both relaxation and entertaining. The kitchen is thoughtfully designed and comes equipped with integrated appliances, making it a delight for any home cook.

This apartment is an ideal choice for couples or small families looking for a property in a thriving community. With its modern features and prime location, it presents a wonderful opportunity to enjoy contemporary living in Dunstable. Available immediately - subject to satisfactory referencing.

The apartment features two generously sized bedrooms, with the master bedroom benefiting from an ensuite bathroom, providing a private retreat. A modern family bathroom serves the second bedroom and guests, ensuring ample facilities for all.

In addition to its stylish interiors, this property includes allocated off-road parking for one vehicle, a valuable asset in this sought-after area. The location is particularly advantageous, with a variety of local amenities just a stone's throw away. Excellent transport links, including Leagrave Station, are within easy reach, offering quick access to the M1 for those commuting or exploring further afield.

### Communal Entrance

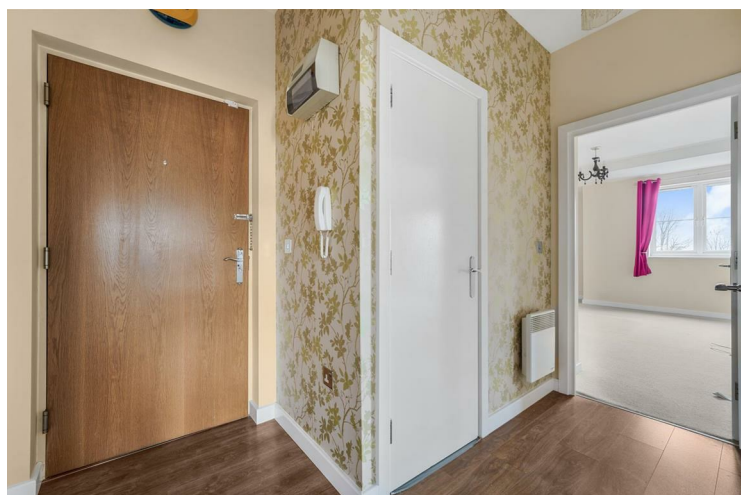
Providing access to all apartments with remote entry and entry code point to the main entrance, stairs to all floors, designated post boxes for this and neighbouring apartments.

### Apartment Entrance Hall

Providing access to all accommodation with a hardwood door from the communal landing, remote entry system phone, electric radiator, large storage/airing cupboard (housing the insulated hot water tank).

### Kitchen

A quality kitchen area fitted to comprise of a stylish range of wall, drawer and base level units work surfaces over, 1 and 1/2 drainer sink unit, integrated ceramic hob and oven with an extractor over, space for a fridge, space and plumbing for a dish washer, double glazed window to the side aspect.



### Bedroom One

A large double bedroom with a double glazed window to the front aspect.



### Open Plan Living / Dining Room

A large living area with feature double glazed door and Juliet balcony, windows to the front and side aspects, fitted carpet, electric radiator, TV and telephone points.



### En-suite Shower Room

Fitted to comprise a w/c, wash hand basin, walk in shower cubicle, part tiled walls, inset spot lights to the ceiling, heated towel rail.



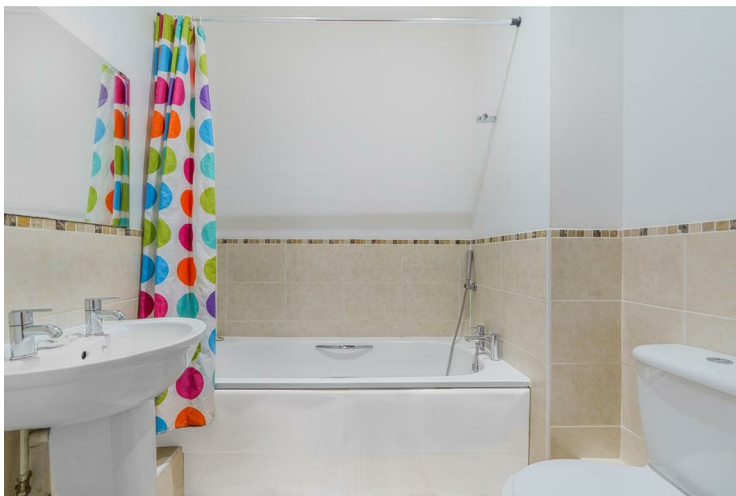
### Bedroom Two

A good sized double bedroom with a double glazed window to the side aspect, fitted carpet.



### Family Bathroom

Fitted to comprise a low level w/c wash hand basin, panelled bath, part tiled walls, inset spot lights to the ceiling.



### Allocated Parking

There is one allocated parking space for this property and visitor parking is also available.



### Communal Areas

Well tended communal garden areas for a residents to enjoy.

### Lease & Charges Information

Lease length: Approx 104 years remaining

Service charge: Approx £1,980pa

Ground rent: Approx £390pa

(All figures are approximate and should be verified with legal documentation and the managing agent.)

### Location

The Parklands is a popular gated residential development within Dunstable, conveniently positioned for local shops, schools, public transport links and commuting routes.

### Viewing

All viewings are strictly by appointment through Bradshaws.

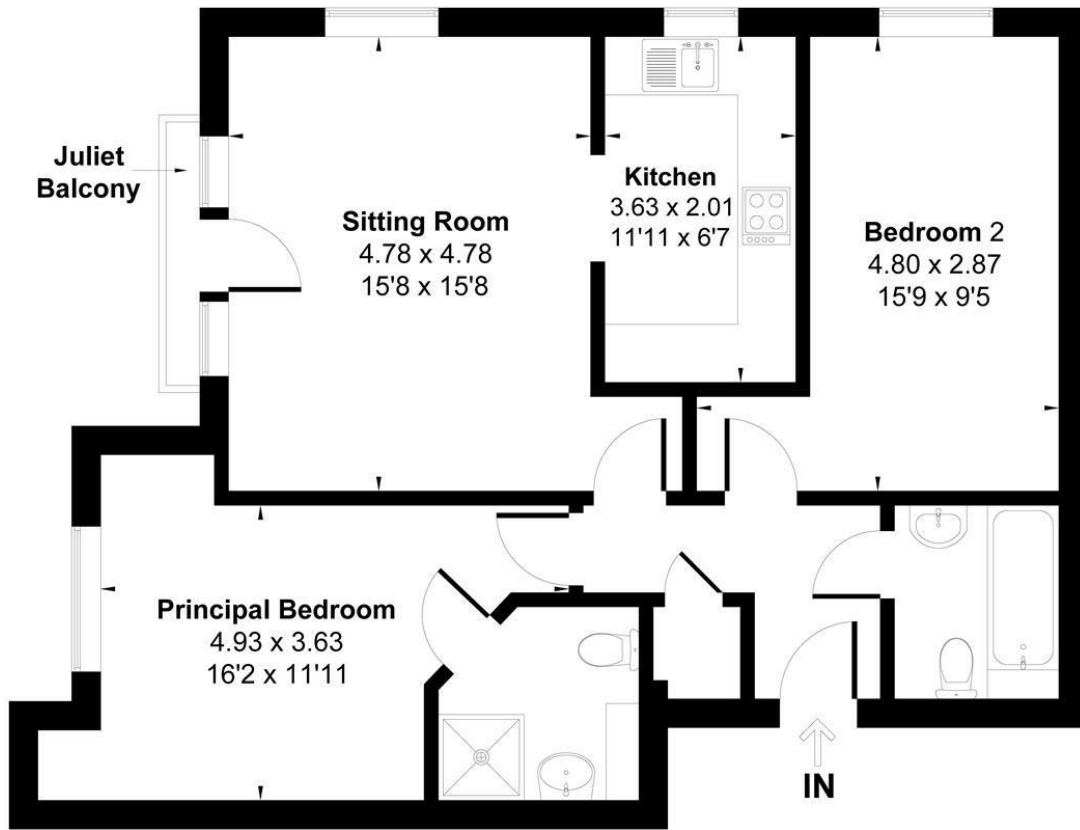
### Disclaimer

These particulars have been prepared in good faith and are intended as a general guide only. They do not constitute part of an offer or contract. No survey of the property has been undertaken and no responsibility is taken for the condition of the structure, fixtures, fittings or services. Any heating systems, electrical installations or appliances have not been tested. All measurements are approximate.

### AI Images

Some images may have been digitally enhanced for marketing purposes. The property layout and features remain unchanged.

Approximate Gross Internal Area = 70.79 sq.m / 762 sq.ft



Floor Plan

Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax Band: B  
EPC Rating: C