



Connells

Hampton Place Richmond Drive
Houghton Regis Dunstable



Property Description

TWO DOUBLE BEDROOMS *BALCONY*
ALLOCATED PARKING *NO UPPER
CHAIN* *EN-SUITE TO MASTER*

116 Year Lease - Modern and Popular
Development in Houghton Regis - Open Plan
Lounge / Kitchen Diner* *Fully Fitted Kitchen
w/ Appliances - Well Presented Throughout -
Excellent Commuter Access via A5-M1
Bypass Link

An exceptionally presented two bedroom
apartment forming part of this well regarded
and popular development within this
convenient and sought after location in
Houghton Regis!

The spacious open plan lounge / kitchen diner
offers all the perks of modern living including
a fully fitted kitchen with integrated appliances
and a desirable balcony area offering views
over the surrounding landscapes.
Furthermore, the property boasts two double
bedrooms, en-suite to master and a family
bathroom. Externally, well maintained
communal grounds surround the development
in addition to an allocated parking bay.

Situated close to local amenities and fantastic
A5-M1 links - an IDEAL purchase for first time
buyers, buy to let investors and commuters
alike - call to view!

Lounge

Double glazed window to rear aspect, radiator

Kitchen

Fitted kitchen, wall and base units, one and a
half bowl sink and drainer, work surfaces,
integrated electric oven and hob, cooker-
hood, washing machine, dishwasher, fridge
freezer, radiator, double glazed window to
rear aspect

Bedroom One

Double glazed window to side aspect, radiator

En Suite

Shower cubicle, wash hand basin, WC, part
tiled, shaver point, radiator

Bedroom Two

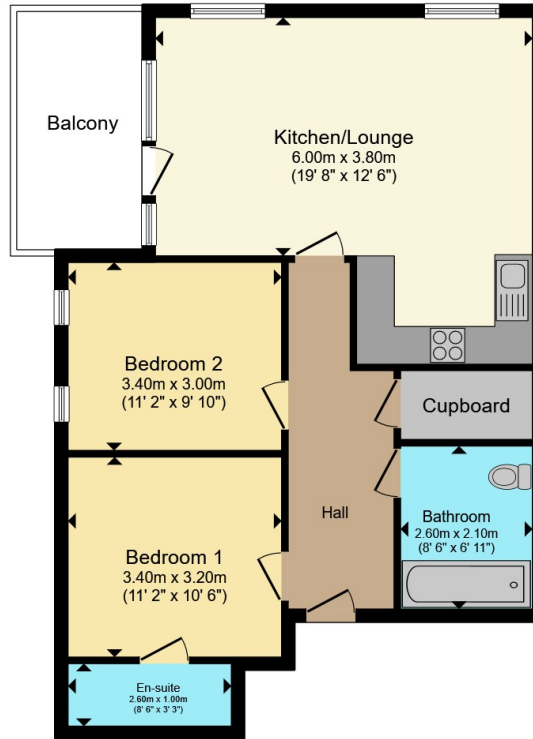
Double glazed window to side aspect, radiator

Bathroom

Bath, wash hand basin, WC, part tiled,
radiator







Total floor area 69.7 m² (751 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

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax
Band: A

Service Charge:
3774.50

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312472

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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Property Ref: DUN312472 - 0004