







### Property Description

\*ALLOCATED PARKING\* \*EN-SUITE TO MASTER\* \*SOUTH WEST DUNSTABLE\* \*GATED DEVELOPMENT\*\*

A fantastic opportunity to purchase a well presented two bedroom first floor apartment forming part of this well regarded and popular development in Dunstable!

Accommodation comprises; entrance hall, open plan lounge / diner, kitchen, bathroom, two good size bedrooms and en-suite to master. Outside, the home benefits from allocated parking and surrounding communal gardens.

The property is conveniently located close to local amenities, good schools and A5-M1 commuter links - appealing to first time buyers, downsizers, small families and investors.

### Lounge

16' 4" x 16' 4" ( 4.98m x 4.98m )

Window to rear aspect

### Kitchen

8' 5" x 7' 8" ( 2.57m x 2.34m )

Fitted kitchen, wall and base units, double glazed window to rear aspect, one and half bowl sink/drainers, integrated oven and hob, space for dishwasher, space for fridge and freezer.

### Bedroom One

11' 8" x 14' 4" ( 3.56m x 4.37m )

Window to front aspect

### En Suite

Double glazed window to side aspect, shower cubicle, wash hand basin, extractor fan, WC, walls partly tiled, radiator.

### Bedroom Two

11' 1" x 8' 5" ( 3.38m x 2.57m )

Double glazed window to side aspect, radiator, carpeted flooring.

### Bathroom

Radiator, bath with mixer taps, shower cubicle, wash hand basin, extractor fan, shaver point, WC.

### Outside

One allocated parking space.











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.focalagent.com](http://www.focalagent.com)

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:  
2600.00

Ground Rent:  
262.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN312025](http://connells.co.uk/Property/DUN312025)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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