



**Connells**

Kiln Way  
Dunstable



### Property Description

\* UPPER FLOOR APARTMENT\*  
\*ALLOCATED PARKING\* \*EXCELLENT  
TRANSPORT LINKS\*

Situated in a popular and modern development of East Dunstable is this spacious two bedroom property brought to market in good decorative order and boasting ALLOCATED PARKING!

The accommodation comprises; entrance hall, open plan lounge/diner, fully fitted kitchen, family bathroom and two double bedrooms Outside, the property benefits a well kept communal area and allocated parking.

### Entrance Hall

Door to side aspect, electric heater

### Lounge Area

Double glazed window to front aspect, electric radiator

### Kitchen Area

Double glazed window to front aspect, wall and base units, work surfaces, one bowl sink and drainer, fridge freezer, washing machine, electric cooker, electric hob, cooker-hood

### Bedroom One

Double glazed window to rear aspect, electric radiator

### En Suite

Extractor fan, shower cubicle, wash hand basin, WC

### Bedroom Two

Double glazed window to rear aspect, electric radiator

### Bathroom

Extractor fan, bath with mixer taps, WC. wash hand basin, part tiled

### Outside

Allocated parking









**Floor Plan**

Total floor area 48.5 m<sup>2</sup> (522 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating:  
Awaited

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN312297](http://connells.co.uk/Property/DUN312297)**

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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