



**Connells**

The Parklands  
Dunstable



### Property Description

\* \*TOWN CENTRE LOCATION\* \*GATED DEVELOPMENT\* \*ALLOCATED PARKING\*  
\*22FT LOUNGE / DINER\*

A fantastic opportunity to own a one bedroom apartment situated in a modern and popular development in central Dunstable - brought to market in good decorative order and a 100+ year lease!

Accommodation comprises; entrance hall, lounge / diner, fitted kitchen, bathroom and double bedroom. Outside boasts well kept communal gardens and allocated parking.

Appealing to first time buyers, downsizers and buy to let investors - this well presented apartment is located within walking distance of local amenities and the Guided Busway; providing fast and frequent service to Luton Town Centre, Luton Train Station and Parkway.

### Entrance Hall

Doors to front aspect,

### Lounge

20' 9" x 9' 8" ( 6.32m x 2.95m )

Window to rear aspect, laminate wooden flooring, wall lights, radiator,

### Kitchen

6' 5" x 9' 8" ( 1.96m x 2.95m )

Fitted kitchen, wall & base units, sink & drainer, work surface, integrated oven and hob, cooker-hood, space for washing machine and fridge freezer.

### Bedroom One

13' 7" x 9' 8" ( 4.14m x 2.95m )

Window to rear aspect, fitted wardrobe, radiator.

### Bathroom

Window, radiator, bath with mixer tap, shower, wash hand basin, extractor fan, part tiled.

### Outside

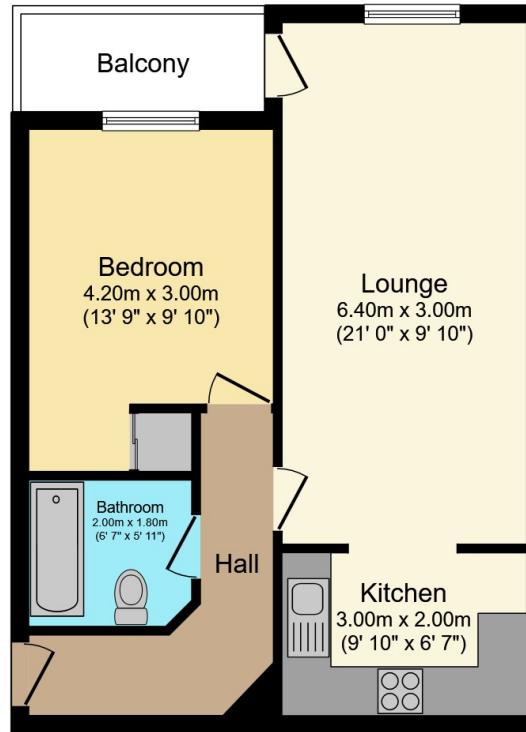
Allocated Parking











Total floor area 47.8 m<sup>2</sup> (514 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)

**Connells**

To view this property please contact Connells on

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19 High Street North  
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EPC Rating: D  
Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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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