



Connells

The Parklands
Dunstable



Property Description

Located within a sought-after gated development in the heart of Dunstable, this spacious two-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers, or investors.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan lounge and kitchen area, creating the perfect setting for modern living and entertaining. There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a separate family bathroom.

A particular feature of the property is the outside space, providing an area to relax and enjoy the outdoors, which is not commonly found with apartments of this style. Further benefits include allocated parking and secure access within the gated development.

Ideally positioned within walking distance of Dunstable town centre, local amenities, and excellent transport links, the property combines convenience with comfortable living. While some cosmetic updating is required, the apartment offers fantastic potential for a buyer looking to add their own personal touch and enhance value.

Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Door to front aspect

Lounge

Window to front aspect, radiator, laminate flooring

Kitchen

Fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine

Bedroom One

Window to front, radiator, laminate flooring

Bedroom Two

Window to front, radiator, laminate flooring

Bathroom

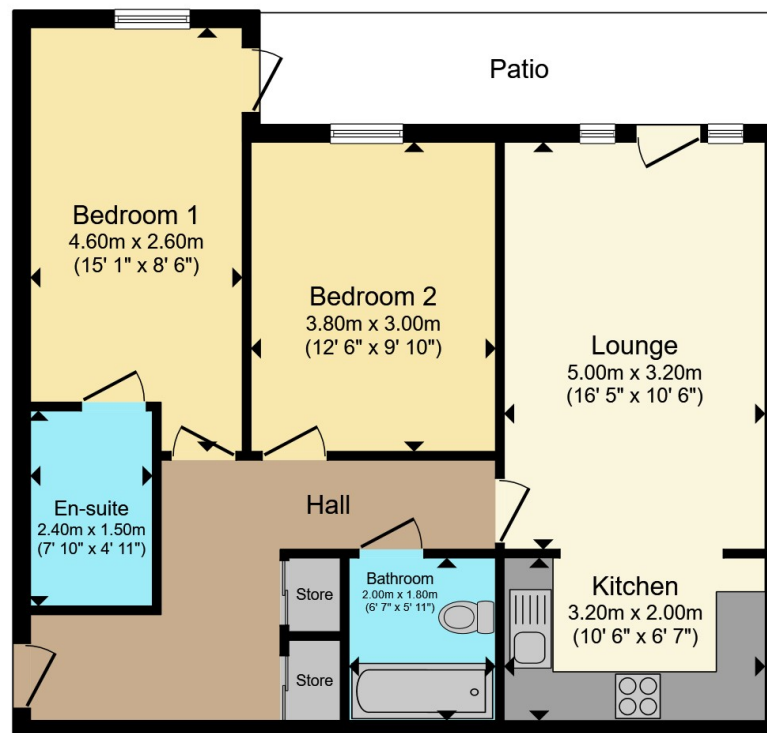
WC, wash hand basin, bath with overhead shower

Outside

Allocated parking space







Total floor area 67.6 m² (727 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

Connells

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:
Awaited

Council Tax
Band: B

Service Charge:
1980.00

Ground Rent:
391.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312768

This is a Leasehold property with details as follows; Term of Lease 125 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN312768 - 0002