



Connells

Watling Gardens
Dunstable



Property Description

A well-presented and modern two-bedroom first floor flat, ideally situated within a popular residential development.

The property offers a welcoming entrance hall, a bright and spacious lounge, and a well-appointed kitchen with a modern finish. There are two bedrooms, both well-proportioned, along with a contemporary bathroom.

The property is in good condition throughout, making it ready to move straight into.

Externally, the property benefits from allocated parking, adding to the convenience.

An excellent opportunity for first-time buyers, downsizers, or investors alike.

Entrance Hall

Laminate flooring, door to front aspect electric heater, storage to the left and right side

Lounge

Laminate flooring, window to side aspect, electric radiator

Kitchen

Laminate flooring, window to side aspect, integrated oven and hob, space for washing machine, space for fridge, wall and base units, work surfaces, sink and drainer, tiled

walls

Bedroom One

Laminate flooring, window to side aspect, electric radiator

Bedroom Two

Laminate flooring, window to side aspect, electric radiator

Bathroom

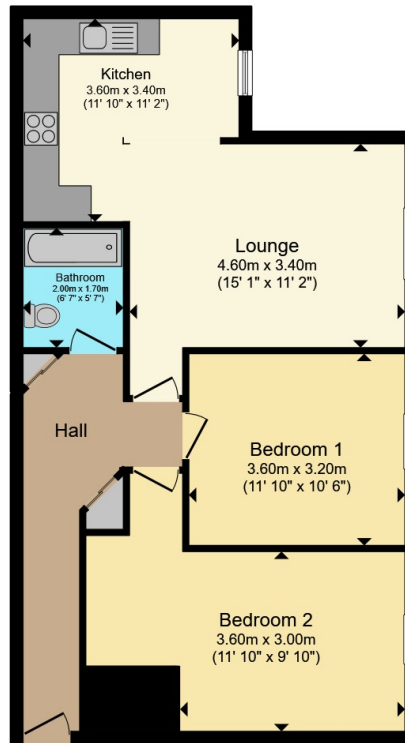
Bath with shower head, vanity unit with wash hand basin, WC, radiator, extractor fans, spotlights, built in cupboard

Outside

Allocated parking space







Total floor area 69.8 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

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating:
Awaited

Council Tax
Band: B

Service Charge:
2655.96

Ground Rent:
195.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312392

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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