Connells

Watling Gardens
Dunstable

Watling Gardens
Dunstable LU6 3FE

for sale
£210,000

Property Description

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

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

Accommodation comprises; entrance hall, lounge, 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. Call TODAY to view!

Entrance Hall

Door to side aspect

Lounge

Double glazed windows to rear aspect, laminate flooring

Kitchen

Double glazed window to front aspect, fitted kitchen, wall and base units, work surfaces, integrated oven and hob, space for washing machine, space for dishwasher, space for fridge freezer, one bowl stainless steel sink and drainer

Bedroom One

Double glazed window to rear aspect, carpeted flooring

En Suite

Double glazed window to rear aspect, walk in shower, wash hand basin, WC, fully tiled around the shower, part tiled walls

Bedroom Two

Double glazed window to front aspect, carpeted flooring

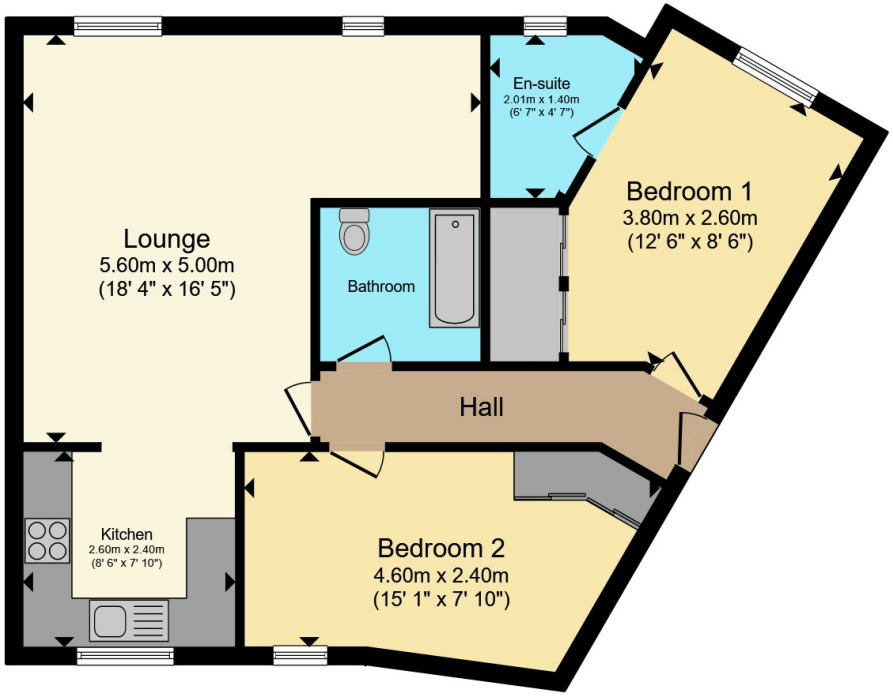
Bathroom

Bath with mixer taps, overhead rain shower, wash hand basin with vanity unit, WC, fully tiled, wooden flooring

Outside

Allocated parking

BIN
STORE



Floor Plan

Total floor area 64.8 m² (697 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

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19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax Band: B

Service Charge: 1216.00

Ground Rent: 262.50

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312333

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

The Property Ombudsman

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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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