

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

49 Kirton Way, Houghton Regis, Dunstable, Bedfordshire, LU5 5PZ

£750 Per Calendar Month



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The Property Experts with the Personal Touch

49 Kirton Way, Houghton Regis, Dunstable, Bedfordshire, LU5 5PZ

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First Floor

Landing

Opaque double glazed window to front aspect, stairs, door to:

Lounge

14'10" x 11'6" max (4.52 x 3.51 max)

Double glazed window to rear aspect, electric storage heater, laminate flooring.

Kitchen

8'7" x 7'10" (2.62 x 2.38)

Fitted with a matching range of base and eye level units with worktop space over. Space for fridge/freezer and oven. Double glazed window to front aspect, laminate flooring, stainless steel sink.

Second Floor

Landing

Airing cupboard housing hot water tank, door.

Bedroom 1

11'8" max x 9'9" (3.56 max x 2.96)

A good sized double bedroom with double glazed window to front aspect and electric storage heater.

Bedroom 2

9'11" x 8'7" (3.03 x 2.62)

Double glazed window to rear aspect, electric storage heater, coving to textured ceiling.

Bathroom

Panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, tiled surround, opaque double glazed window to rear aspect and laminate flooring.

Balcony

Looking out over the front garden.

Lease Details

- The lease currently has 53 years remaining.
- Ground Rent on the property amounts to £20 Per Annum.
- There is no Service Charge on the property.

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional **Toddington:** 2-4 High Street
Office: - 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

BRIGHT & SPACIOUS SPLIT LEVEL apartment AVAILABLE END OF NOVEMBER on an UNFURNISHED BASIS. Benefiting from a MODERN KITCHEN & MODERN BATHROOM, BALCONY, TWO DOUBLE BEDROOMS & DOUBLE GLAZING.

KIRTON WAY is in the popular area of HOUGHTON REGIS with access to the new J11a of the M1, TRANSPORT LINKS, SHOPS and SCHOOLS. To fully appreciate the fantastic benefits on offer we urge you to contact your local HOUSEHOLD LETTING AGENTS office without further delay to arrange an appointment to view.



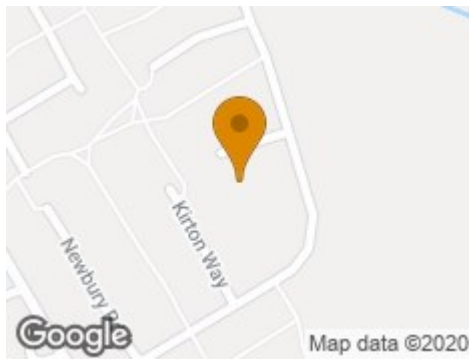
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Road Map



Hybrid Map



Terrain Map



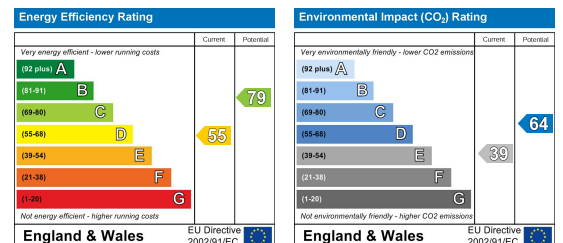
Floor Plan



Viewing

Please contact our Dunstable - Sales. Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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