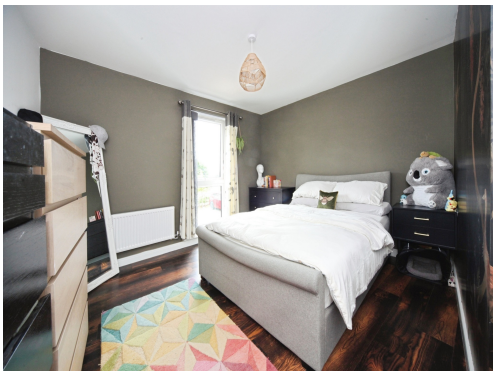




Connells

Silver Birch Avenue
Houghton Regis Dunstable



Property Description

MODERN DEVELOPMENT *OPEN PLAN KITCHEN / LOUNGE / DINER* *BALCONY* *ALLOCATED PARKING* *CONVENIENT A5-M1 LINKS*

An extremely well presented first floor two bedroom apartment in a popular modern development within a conveniently situated and highly sought after location.

The property offers a welcoming entrance hall a bright and spacious lounge/kitchen/diner that provides integrated appliances in the kitchen area and enough space ideal for both relaxing and entertaining. There are two bedrooms, both well-proportioned, along with a family bathroom- done to a very modern finish like the rest of the property. Outside, the home benefits from a balcony area and an allocated parking space.

This property is situated close to local amenities, Luton and Dunstable Hospital, nearby A5-M1 links and the Guided Busway which provides fast and frequent service to Luton Town Centre, Luton Train Station and Luton Airport.

An ideal purchase for first time buyers, downsizers, small families and buy to let investors!

Entrance Hall

Door to front aspect, cupboard space, laminate flooring, radiator

Lounge

Door and window to rear aspect, laminate flooring, radiator

Kitchen

Wall and base units, work surfaces, integrated oven and hob, integrated fridge freezer, window to side aspect

Bedroom One

Window to front aspect, laminate flooring, radiator

Bedroom Two

Window to side aspect, laminate flooring, radiator

Bathroom

WC, wash hand basin, bath and shower, extractor fan, radiator, laminate flooring

Outside

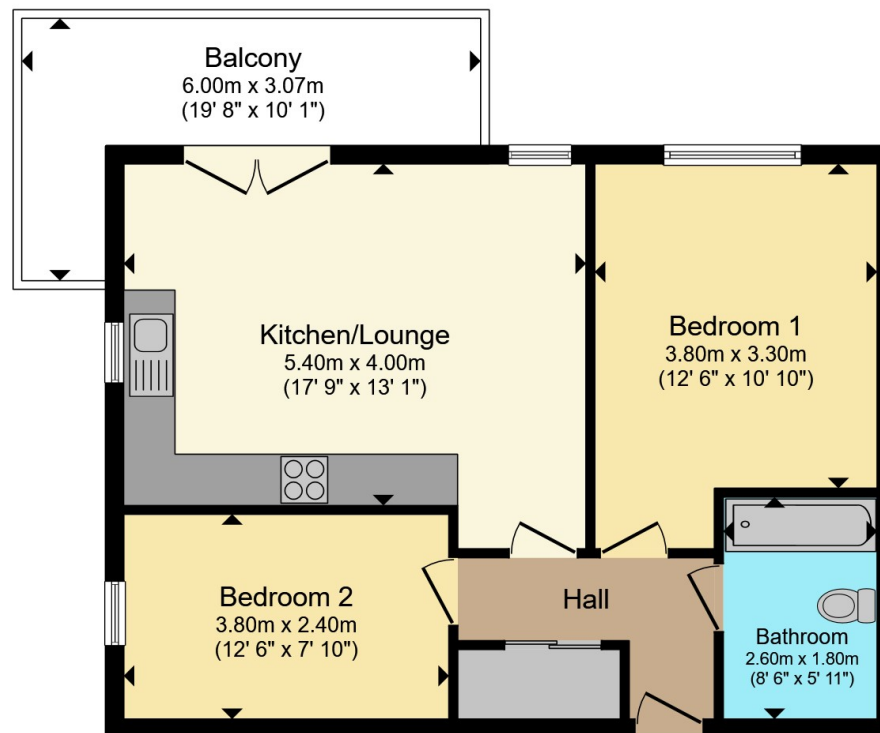
Balcony

Allocated Parking









Total floor area 57.2 m² (616 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

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: B Council Tax
Band: B

Service Charge:
1000.00

Ground Rent:
360.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/DUN312476](https://www.connells.co.uk/Property/DUN312476)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2020. 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. 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: DUN312476 - 0003