

for sale

offers in excess of **£190,000** Leasehold



## Kiln Way Dunstable LU5 4GY

- Energy Rating: C
- Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- East Dunstable Location



# Property Details

## Entrance Hall

Door to front aspect.

## Lounge

Windows to front aspect, carpeted flooring.

## Kitchen

Fitted kitchen, wall and base units, double glazed window to front aspect, work surfaces, one and half bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing, machine and dishwasher, vinyl flooring.

## Bedroom One

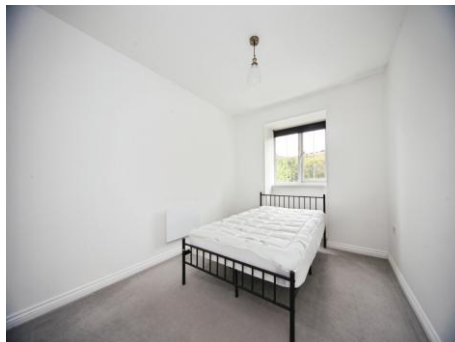
Window to front aspect, radiator, carpeted flooring.

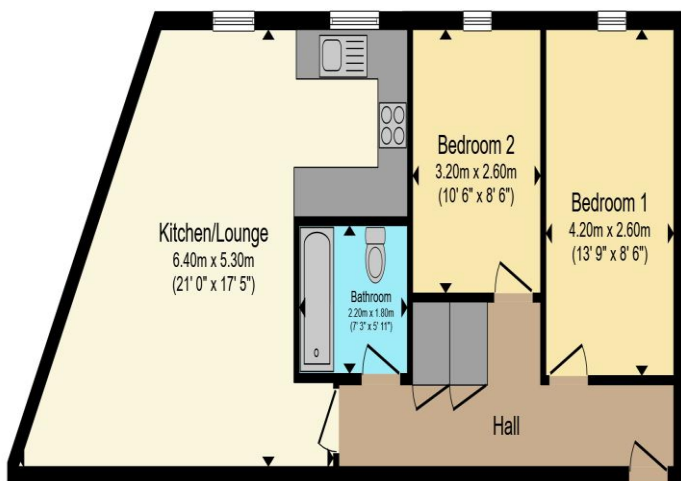
## Bedroom Two

window to front aspect, radiator, carpeted flooring.

## Bathroom

Bath, shower, WC, wash hand basin.





Total floor area 62.8 m<sup>2</sup> (676 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
 DUNSTABLE LU6 1HX

Property Ref: DUN312642 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2460.24

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2005. Should you require 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.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)