



Connells

Albion Court Victoria Street
Dunstable

Albion Court Victoria Street Dunstable LU6 3BD

for sale offers in excess of
£190,000



Property Description

Offered with no upper chain, this superbly presented top floor apartment has been refurbished throughout and provides modern accommodation ideal for first-time buyers, downsizers, or investors alike.

The property is accessed via a welcoming entrance hall leading to a bright and spacious lounge/dining room, creating the perfect space for both relaxing and entertaining. The recently refitted kitchen has been finished to a high standard with contemporary units and ample worktop space.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, while the stylish refitted bathroom completes the accommodation.

Externally, the property enjoys the added advantage of a garage located in a nearby block together with resident parking and permits available for two vehicles.

Conveniently situated within easy reach of Dunstable Town Centre, a variety of shops, amenities and local schools are close by, while excellent road links including the M1 motorway provide easy access for

commuters.

The property is leasehold with approximately 135 years remaining on the lease, making it an attractive purchase. Viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

Open plan to kitchen, feature fireplace, radiator, laminate flooring

Kitchen

Open plan to lounge, electric oven and hob, cooker-hood, one bowl sink and drainer, combi boiler, two windows to front aspect

Hallway

Laminate flooring

Loft Space

Insulated

Bedroom One

Carpet, radiator, built in wardrobe

Bedroom Two

Window to rear aspect, carpet, radiator, built in wardrobe

Bathroom

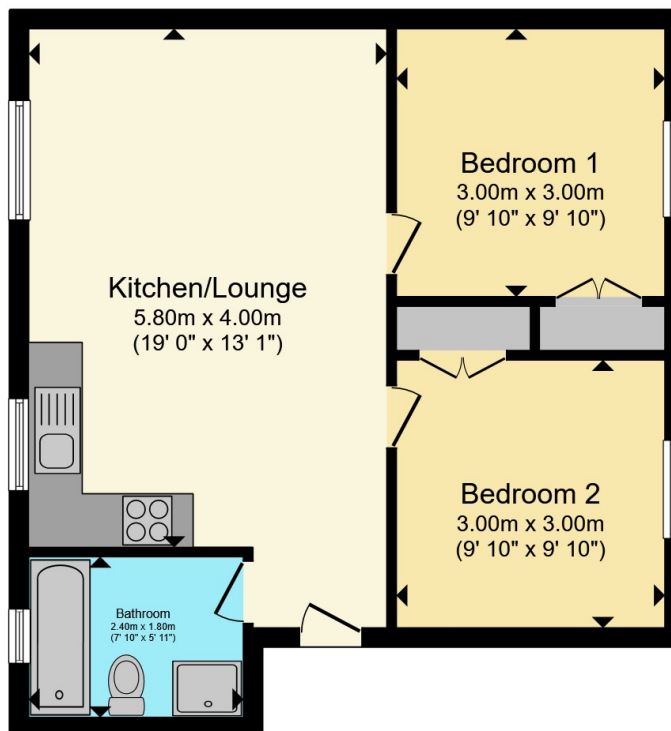
WC, wash hand basin with vanity unit, L-shaped bath with shower head, towel rail, fully tiled

Outside

Garage in a block, two allocated parking spaces







Total floor area 50.0 m² (538 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

T 01582 661 265

E dunstable@connells.co.uk

19 High Street North
DUNSTABLE LU6 1HX

EPC Rating: C

Council Tax
Band: B

Service Charge:
1320.00

Ground Rent:
300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312762

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: DUN312762 - 0002