

Connells

Sallow Field
Houghton Regis Dunstable

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Houghton Regis Dunstable LU5 7AN

for sale offers over
£240,000







Property Description

Situated within the popular Linmere development in Houghton Regis, this well-presented two-bedroom top floor apartment offers modern living in a convenient and well-connected location.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open-plan living area, incorporating the lounge, dining and kitchen spaces. The modern kitchen is fitted with a range of units and provides a practical setting for everyday living and entertaining.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The second bedroom offers flexibility for guests, a home office or additional living space. A contemporary family bathroom completes the accommodation.

Further benefits include an allocated parking space and a long remaining lease, providing added convenience and peace of mind.Linmere continues to be a highly sought-after development, offering access to local amenities, green spaces and excellent transport links, making it ideal for commuters and those looking to enjoy a modern lifestyle.

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.

An excellent opportunity for first-time buyers, downsizers or investors. Early viewing is highly recommended.

Hallway

Radiator, storage, laminate flooring

Lounge

French doors to Juliet balcony, two radiators, laminate flooring

Kitchen

Window to rear aspect, gas hob, integrated dishwasher, integrated fridge freezer, one bowl sink and drainer, hidden lights

Bedroom One

Window to front aspect, radiator, carpet

En Suite

Double shower, wash hand basin, WC, extractor fan, partly tiled walls, vinyl flooring

Bedroom Two

Window to front aspect, radiator, carpet

Bathroom

Window to rear aspect, WC, wash hand basin, radiator, part tiled walls, vinyl flooring

















Ground Floor

Total floor area 61.5 m² (662 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: B

Council Tax Band: A

Service Charge: 1000.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312665

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.

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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