

Connells

Spoondell
Dunstable

Spoondell
Dunstable LU6 3JX

for sale
£200,000







Property Description

Stunning Refurbished Two-Bedroom Ground Floor Maisonette

Beautifully refurbished throughout, this impressive two-bedroom ground-floor maisonette offers stylish, modern living in a convenient Dunstable location.

Perfect for first-time buyers, downsizers, or investors, the property is ready to move straight into.

The accommodation comprises a bright and spacious open-plan lounge/kitchen, fitted with integrated appliances, a gas hob, and ample storage. There are two generous double bedrooms and a contemporary refitted bathroom finished to a high standard.

Further benefits include gas central heating, a newly installed boiler, approximately 96 years remaining on the lease, a service charge of approximately £580 per annum, and ground rent of just £10 per year.

Ideally situated close to local shops, schools, and everyday amenities, the property also enjoys excellent transport links, with easy access to Luton train stations, regular bus routes, and Junction 9 of the M1.

Early viewing is highly recommended.

Entrance Hall

Built in storage, space for washing machine and tumble dryer

Lounge/Kitchen

Laminate flooring, window to front aspect, one bowl sink and drainer, electric oven, integrated fridge, radiator

Bedroom One

Window to front aspect, radiator, carpet

Bedroom Two

Window to rear aspect, radiator, carpet

Bathroom

Window to front aspect, WC, wash hand basin, bath with rain shower, tiled walls and floor, towel rail

Outside

Resident parking

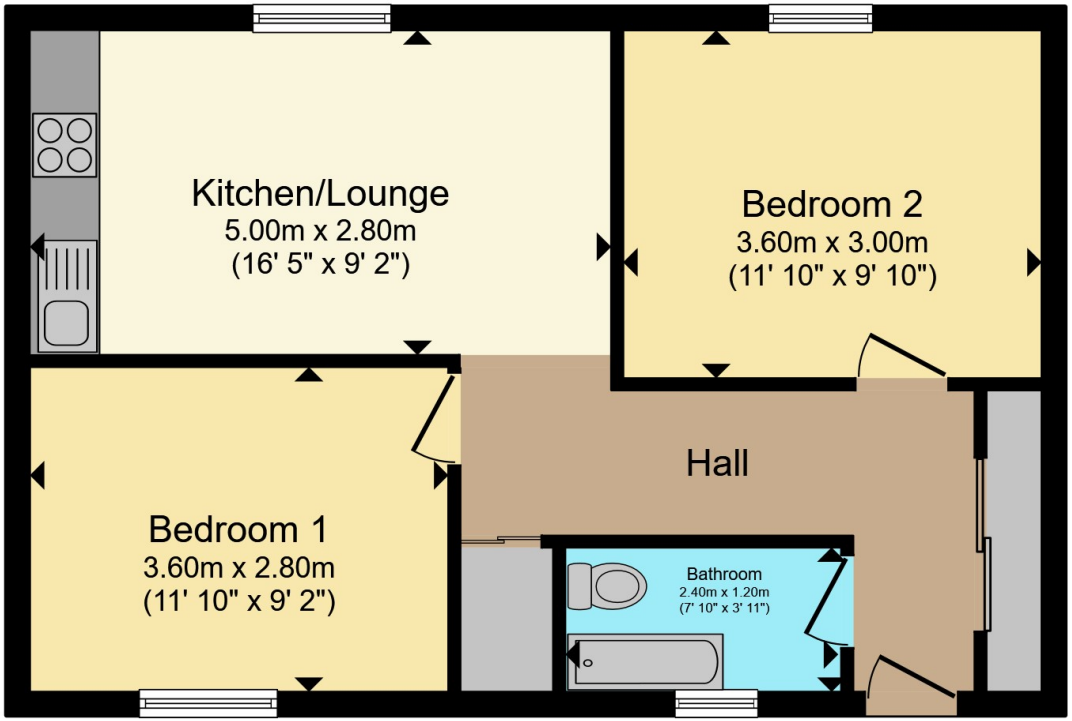












Total floor area 49.6 m² (534 sq.ft.) approx

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: C

Council Tax Band: A

Service Charge: 580.00

Ground Rent: 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN309609

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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