

75 Watling Gardens, Dunstable, LU6 3FD  
30% Shared ownership £50,000

**ROBINSONS**

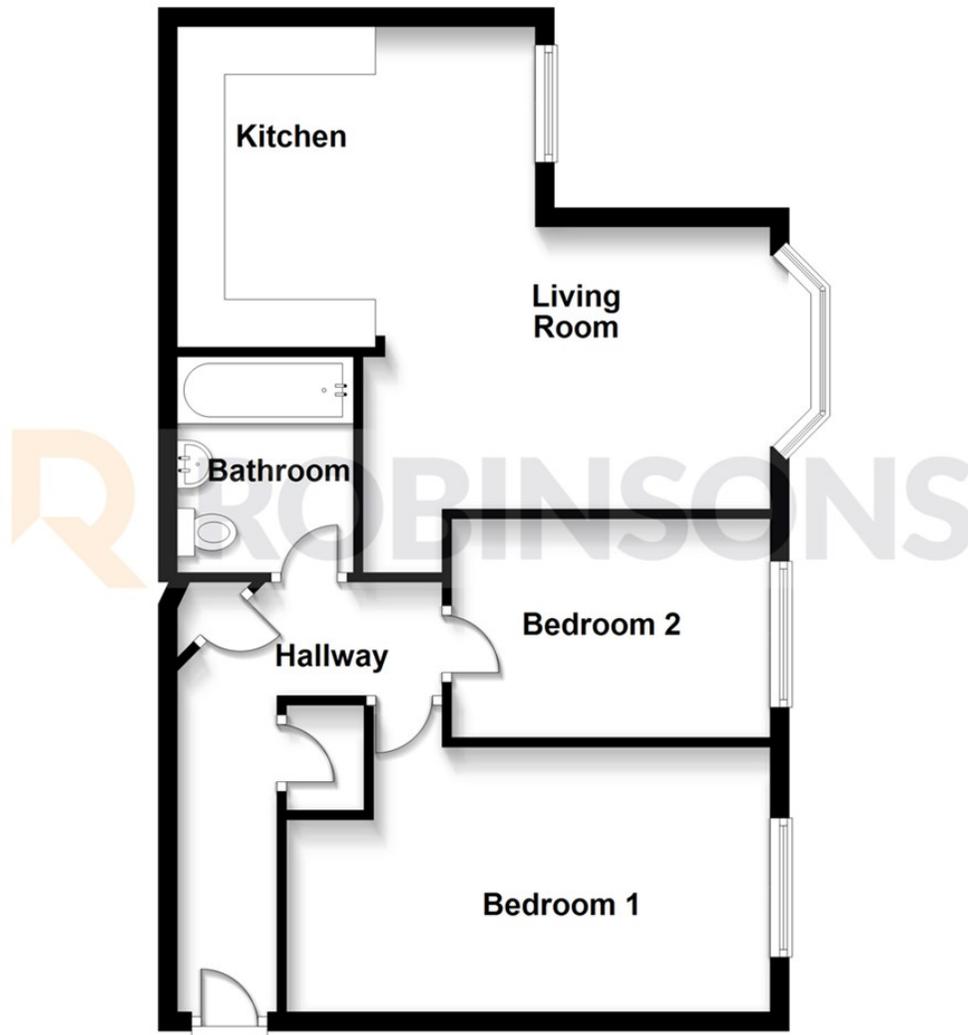


NO UPPER CHAIN A 30% SHARED OWNERSHIP TOP-FLOOR TWO BEDROOM APARTMENT IN SOUTH WEST DUNSTABLE PERFECT FOR FIRST-TIME BUYERS WITH WATER BILLS INCLUDED.

This stylish and modern top-floor, purpose-built two-bedroom flat offers a bright and airy living space, perfect for first-time buyers. Located on the third floor and accessed via a staircase, the property features fully double-glazed windows and efficient electric room heaters, ensuring comfort throughout the year. The open-plan living, dining, and kitchen area provides a contemporary space for relaxation and entertaining. The flat also includes two well-proportioned bedrooms, a modern bathroom, and a hallway with a storage cupboard and a boiler cupboard. Available on a 30% shared ownership lease, this is an excellent opportunity to step onto the property ladder.

### Third Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



Total area: approx. 59.6 sq. metres (641.6 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	