

Dunstable Office:

01582 477 077



HOUSEHOLD
estate agents

Residential Sales • Property Management • Lettings

Kingsmead Court, High Street North, Dunstable

Offers Over £160,000 Leasehold



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The Property Experts with the Personal Touch

Kingsmead Court, High Street North, Dunstable

Offers Over £160,000



Front of Kingsmead Court

Secure Communal Entrance To The Rear Of The Buildi

Entrance Hall

Electric storage heater, door to cupboard with airing cupboard housing, hot water tank, door to:

Lounge/Diner

17'11" x 10'11" (5.45m x 3.34m)

Sealed unit double glazed window to rear aspect, electric storage heater, laminate flooring, dado rail, artexed ceiling.

Kitchen

8'0" x 9'10" (2.44m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, electric hob with extractor hood, sealed unit double glazed window to rear aspect, door to:

Bedroom 1

14'8" x 8'11" (4.47m x 2.72m)

Sealed unit double glazed window to rear aspect, dado rail, textured ceiling.

Bedroom 2

14'8" x 6'7" (4.47m x 2.01m)

Sealed unit double glazed window to rear aspect, electric panel convection heater, textured ceiling, folding door to Storage cupboard, door to:

Bathroom

With panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, textured ceiling.

Rear of Kingsmead Court

Communal Parking To The Rear

address: 15b High Street North
Dunstable, Beds LU6 1HX

telephone: 01582 477 077

email: dunstable@house-hold.co.uk

website: www.house-hold.co.uk

Additional Office: **Toddington:** 2-4 High Street
- 01525 877 771

The Property Experts with the Personal Touch

MISDESCRIPTIONS ACT: Household Estate Agents Ltd. For themselves and for the vendors of this property, whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute or constitute part of any offer or contract. All descriptions, dimensions reference to condition and necessary permissions for use and occupation and other details are given without responsibility, and any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No person in the employment of Household Estate Agents Limited has any authority to give or make any representation or warranty whatsoever in relation to this property.

Offered for sale with NO UPPER CHAIN, this SECOND FLOOR FLAT benefits from a 960+ LONG LEASE and LOW ANNUAL COSTS and is located within close proximity to the TOWN CENTRE.

Household Estate Agents invite you to view this SPACIOUS TOP FLOOR FLAT which offers AMPLE COMMUNAL PARKING TO THE REAR and EXCELLENT COMMUTING LINKS along the A5 towards JUNCTIONS 9 & 11A OF THE M1 MOTORWAY.

Kingsmead Court is located on the High Street North which is just a short walk back into Town where you can access the GUIDED BUSWAY which offers a direct link to LUTON TRAIN STATION. This home would be a PERFECT FIRST PROPERTY or BUY TO LET INVESTMENT.

The accommodation comprises a secure communal entrance to the rear, stairs rising to the top floor of the building, entrance hall, lounge/diner, kitchen, two bedrooms and a bathroom.



- NO UPPER CHAIN
- TWO GOOD SIZE BEDROOMS
- WALKING DISTANCE TO THE TOWN CENTRE
- SHORT DRIVE TO JUNCTIONS 9 & 11A OF THE M1
- LONG LEASE - OVER 960 YEARS
- SECOND FLOOR FLAT
- COMMUNAL PARKING TO THE REAR
- EASY ACCESS TO THE GUIDED BUSWAY
- IDEAL BUY TO LET INVESTMENT
- LOW ANNUAL SERVICE CHARGE

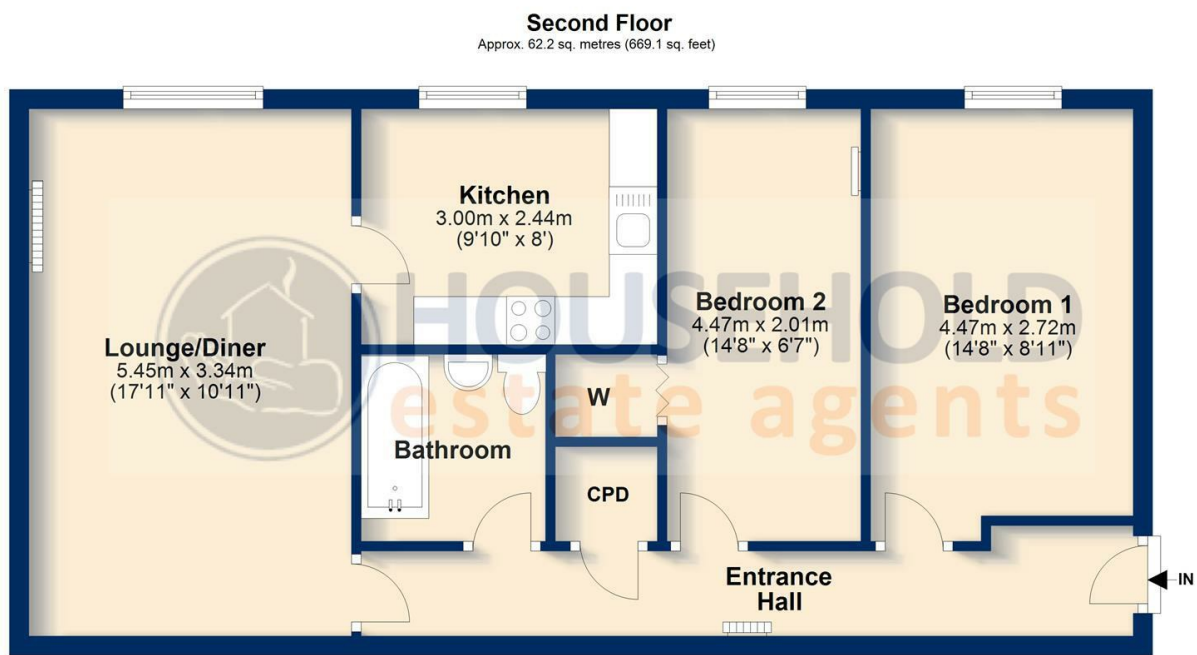
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Floor Plan



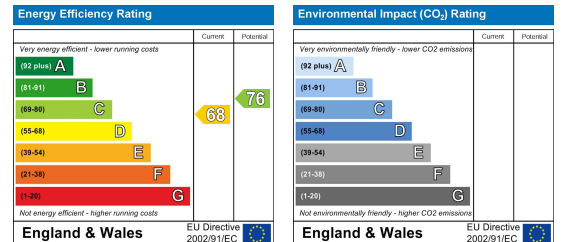
Total area: approx. 62.2 sq. metres (669.1 sq. feet)

Floorplans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure the accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Household Estate Agents (Dunstable) Ltd will not be held liable or responsible for any error, omission, miss-statement or use of any data shown on the final floorplan. Plan produced using PlanUp.

Viewing

Please contact our Dunstable - Sales Office on 01582 477 077 if you wish to arrange a viewing appointment for this property or require further information.

EPC



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