

Dunstable Office:

**01582 477 077**



**HOUSEHOLD**  
estate agents

Residential Sales • Property Management • Lettings

Chiltern Court, Chiltern Road, Dunstable

**£150,000 Leasehold**



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The Property Experts with the Personal Touch

# Chiltern Court, Chiltern Road, Dunstable

**£150,000**



## Front Of The Building

Secure Communal Entrance

Entrance Hall

## Living Room

14'0" x 15'3" (4.27m x 4.64m)

## Kitchen

5'2" x 8'5" (1.57m x 2.57m)

## Bedroom 1

11'5" x 8'6" (3.48m x 2.58m)

## Bedroom 2

8'8" x 6'5" (2.63m x 1.96m)

## Bathroom

## Rear Of The Building

Allocated Parking At The Rear

Lease and Charges Information

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

telephone: 01582 477 077

email: [dunstable@house-hold.co.uk](mailto:dunstable@house-hold.co.uk)

website: [www.house-hold.co.uk](http://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 FIRST FLOOR FLAT is located within walking distance to the TOWN CENTRE and benefits from ALLOCATED PARKING.

Household Estate Agents invite you to view this TWO BED FLAT which is an IDEAL BUY TO LET INVESTMENT or a PERFECT FIRST TIME PURCHASE, the property further benefits from EXCELLENT COMMUTING LINKS and LOW ANNUAL COSTS.

Chiltern Court is located on Chiltern Road which is located just outside of the core Town centre, with the A5 adjacent, it is a very short drive to both JUNCTIONS 9 & 11A OF THE M1 MOTORWAY. The GUIDED BUSWAY is also within easy reach providing a direct link to LUTON TRAIN STATION.

The accommodation comprises a secure communal entrance, stairs to the first floor, entrance hall, living room, kitchen, two bedrooms and a bathroom. There is allocated parking to the rear of the property within communal grounds.



- NO UPPER CHAIN
- TWO BEDROOMS
- COMMUNAL GROUNDS TO THE REAR
  - PERFECT FIRST PROPERTY
  - LOW ANNUAL COSTS
- FIRST FLOOR FLAT
- ALLOCATED PARKING
- IDEAL BUY TO LET INVESTMENT
- APPROX 89 YEARS ON THE LEASE
- EXCELLENT COMMUTING LINKS NEARBY

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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



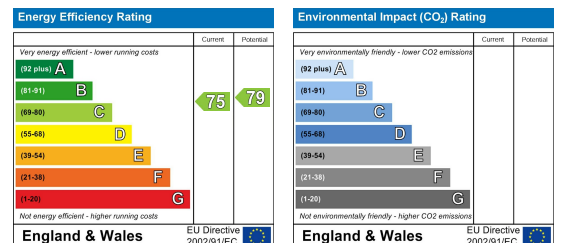
Total area: approx. 44.1 sq. metres (475.1 sq. feet)

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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