



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - Shared Ownership £95,000

Kiln Way, Dunstable, Bedfordshire, LU5 4GZ



KEY FEATURES:

- RARELY AVAILABLE TWO BEDROOM APARTMENT • 50% SHARED OWNERSHIP • IMMACULATE CONDITION THROUGHOUT • OPEN-PLAN LOUNGE/DINER & KITCHEN • DECORATED TO A CONTEMPORARY THEME • 81 YEARS REMAINING ON THE LEASE • DOUBLE GLAZED & GAS CENTRAL HEATING • ALLOCATED PARKING BAY

Description

MANTONS ESTATE AGENTS are delighted to offer for sale this impressive & spacious two bedroom first floor apartment, tucked away in cul-de-sac. Available on a shared ownership basis with a 50% share on offer (subject to eligibility), this is an excellent opportunity for buyers to get a foot on the property ladder. There is also the option to purchase a greater share in the future.

Constructed in 2009 to a high standard, the property offers 81 years remaining on the lease & features a replacement combination boiler installed in 2017, stylish contemporary décor & smooth ceilings throughout, making this a home not to be missed.

Access is via a secure intercom system into a communal entrance hall, which has been recently redecorated with new carpet laid & stairs rising to the first floor. The apartment itself comprises a welcoming entrance hall, two well proportioned bedrooms, a modern fitted bathroom suite & a spacious 18ft lounge/diner that opens into a well-equipped fitted kitchen, creating a bright & airy open-plan living space perfect for modern lifestyles.

Additional benefits include an allocated parking space, double glazed windows & access to a well maintained communal rear garden. Viewings are highly recommended to fully appreciate the space, condition & quality on offer.

Kiln Way is an exclusive development located on the Luton/Dunstable border, conveniently close to a range of local amenities including Tesco supermarket, bus stops, schools & a nearby park. Junction 11 of the M1 motorway, Leagrave Thameslink train station and Luton & Dunstable Hospital are all just a short drive away. Tucked away in a quiet cul-de-sac, the development is also within walking distance of beautiful open countryside.

Additional Information

EPC Rating - C. Council Tax Band - B. 718 Sq.ft (Approx).

LEASE INFORMATION

81 years remaining on the lease (Approx.)

SHARED OWNERSHIP INFORMATION

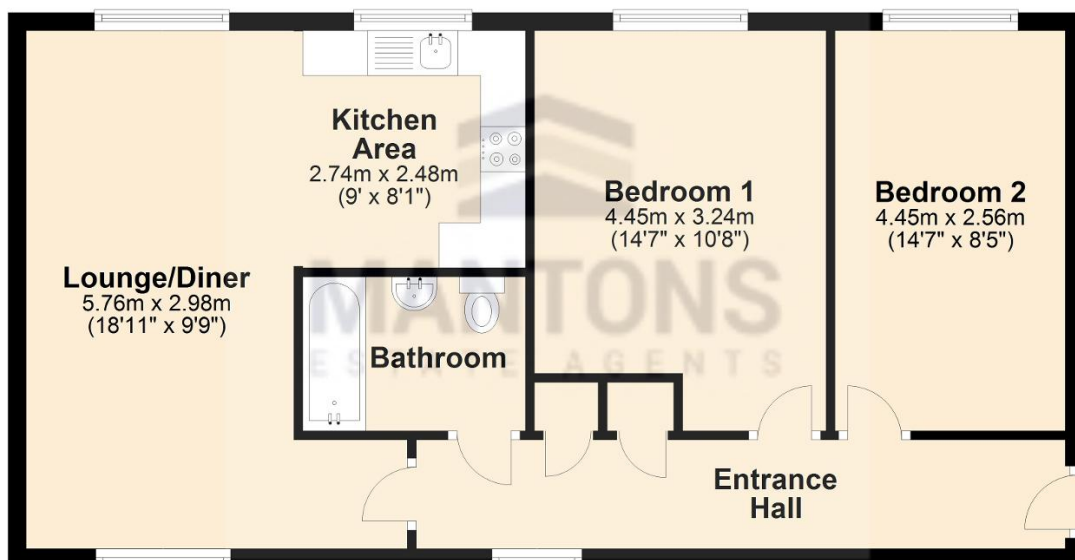
Rent on unowned 50%. £583.00 pcm (Approx.) including buildings insurance & service charge.

Eligibility - Can't own a home or be on the deed titles of one. Must not have a household income of over £80,000. Approved by the Help To Buy Agent. Owners of the unowned 50% - Paradigm



Ground Floor

Approx. 66.8 sq. metres (718.8 sq. feet)



Total area: approx. 66.8 sq. metres (718.8 sq. feet)