



MANTONS

ESTATE AGENTS

2 Bedroom Flat for Sale - £190,000

Kiln Way, Dunstable, Bedfordshire, LU5 4GZ



KEY FEATURES:

- RARELY AVAILABLE TWO BEDROOM APARTMENT • IMMACULATE CONDITION THROUGHOUT •
- DECORATED TO A CONTEMPORARY THEME • OPEN-PLAN LOUNGE/DINER & KITCHEN • 81 YEARS
- REMANING ON THE LEASE • DOUBLE GLAZED & GAS CENTRAL HEATING • EASY ACCESS TO M1 JUNCTION
- 11 • 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.

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).

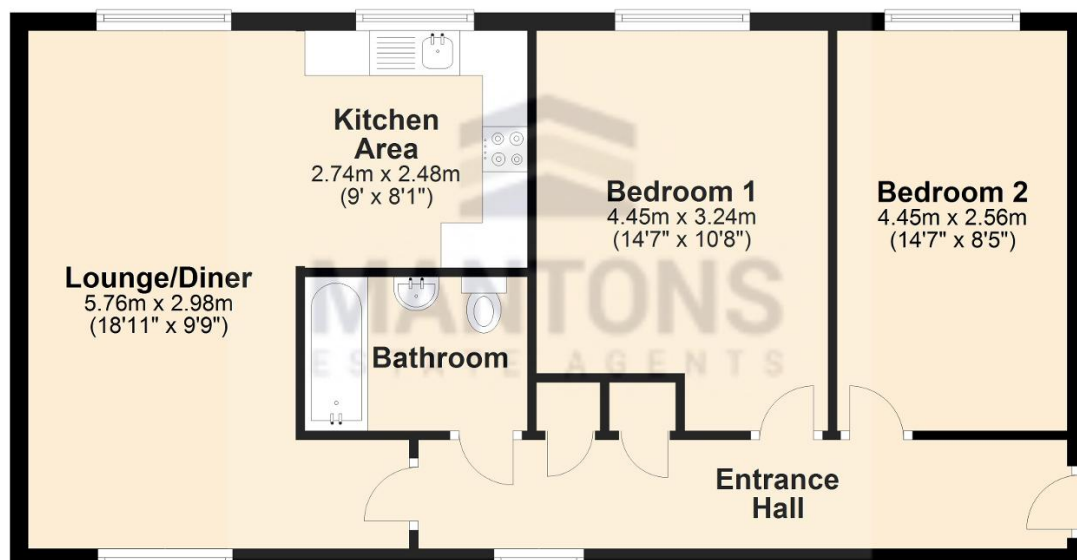
LEASE INFORMATION

81 years remaining on the lease (Approx.)



Ground Floor

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



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