



**DG**  
Property  
Consultants  
Estd. 2000



## **King Street, Dunstable, LU5 4BJ**

### **Asking Price £195,000**

A spacious and fully refurbished one-bedroom ground floor apartment, ideally located in the heart of the sought-after town of Dunstable and offered with no upper chain. This superb property is an excellent opportunity for first-time buyers or investors alike.

The apartment has been completely refurbished throughout to a high standard and is presented in true move-in-ready condition. Improvements include a brand-new fitted kitchen with integrated appliances, a modern bathroom, separate WC, new flooring throughout, an upgraded hot water system, and newly installed electric wall heaters. Accommodation comprises an entrance hall, a generously sized front-facing living room, newly fitted integrated kitchen, double bedroom, modern family bathroom, and a separate WC. Further benefits include double glazing, electric heating throughout, an allocated parking space, and access to a communal garden.

Centrally located, the property offers easy access to local amenities and is ideally positioned for commuters, with convenient access to two M1 junctions.

Available to view immediately. Contact Team DG on 01525 310200 to arrange your viewing today.



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## Ground Floor Accommodation

### Entrance Access From The Side



## Living Room

14'6" x 10'6" (4.41m x 3.20m)



UPVC double glazed bay window to front, electric panel convector heater, fitted carpet, telephone point(s), TV point(s), double power point(s).

### Property Access



### View of Living Room



## Entrance Hall



Composite entrance door, doors to living room, bedroom and opening into the kitchen, fitted carpet, power points.

## Fitted Kitchen

12'6" x 6'6" (3.80m x 1.97m)



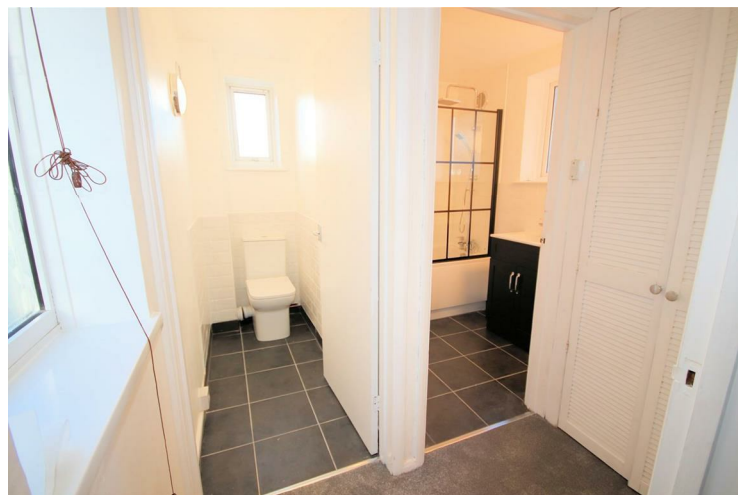
UPVC double glazed window to rear, matching range of base and wall units with worksurface over, stainless steel sink unit with mixer taps and splashback tiling, space & plumbing for washing machine, space for fridge/freezer, built in oven & halogen hob

with extracotr fan over, power points,, wood laminate flooring, coved ceiling, access to understairs storage cupboard, electric panel convector heater.

#### View of Kitchen



#### Lobby



Access room from bedroom with access to bathroom & Wc, fitted carpet, power point UPVC double glazed window ot the side, airing cupboard housing hot water tank.

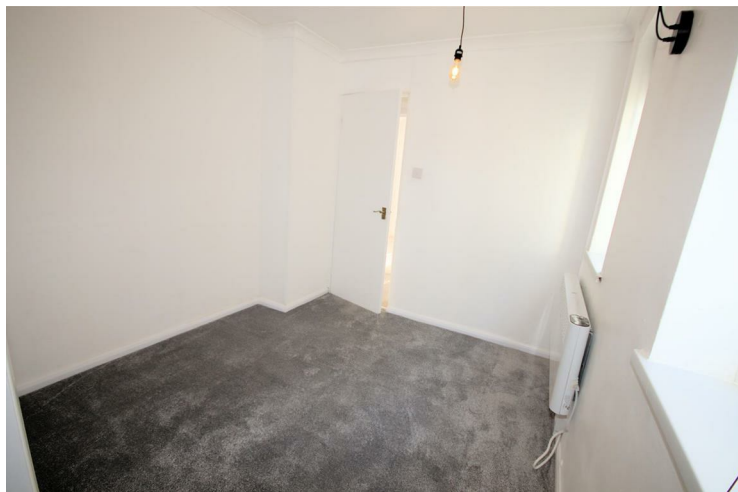
#### Bedroom

9'0" x 8'6" (2.75m x 2.59m)

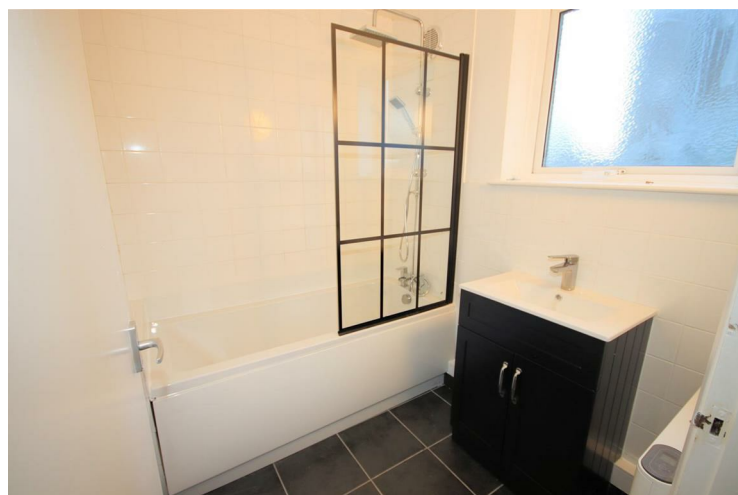


Two UPVC double glazed window to side, electric panel convector heater, fitted carpet, double power point(s), opening to te rear lobby leading to bathroom and Wc.

#### View of Bedroom



#### Bathroom



UPVC double glazed window to side. refitted two piece suite comprising; panelled bath with rain shower over along with an hand held shower unit plus glass shower screen, vanity wash hand basin with cupboard under and mixer tap, tiled splashbacks walls, ceramic flooring.



### Separate WC



UPVC double glazed window to rear, low level Wc, ceramic tiled flooring.

### Outside of the property

#### Communal Garden & Parking



Communal parking area with one space.  
Communal garden laid to lawn.

### Council Tax Band

Council Tax Band : A

Charge Per Year : £1491.03

### The Property Misdescriptions Act 1991 - Sales & Le

The Property Misdescriptions Act 1991 - Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Misrepresentation Act 1967.

Important Notice / Disclaimer

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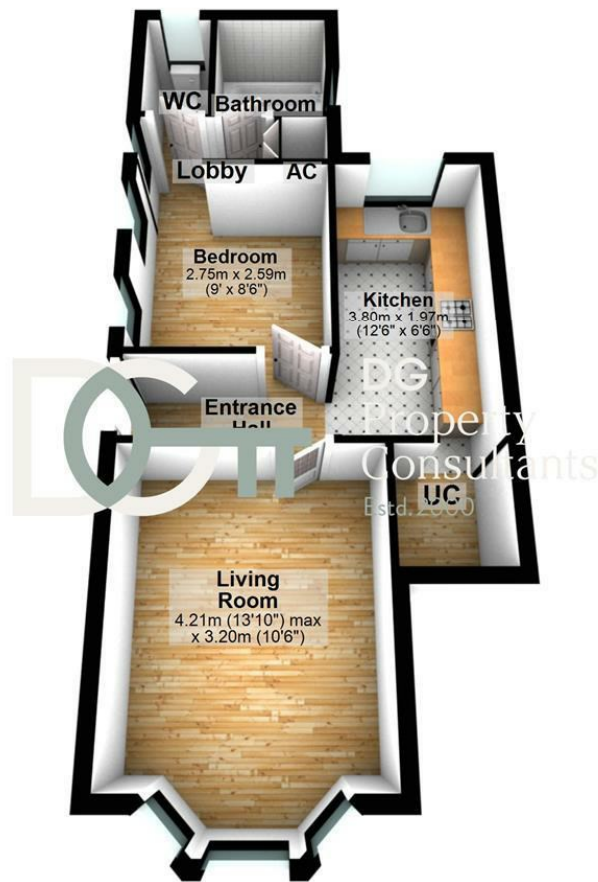
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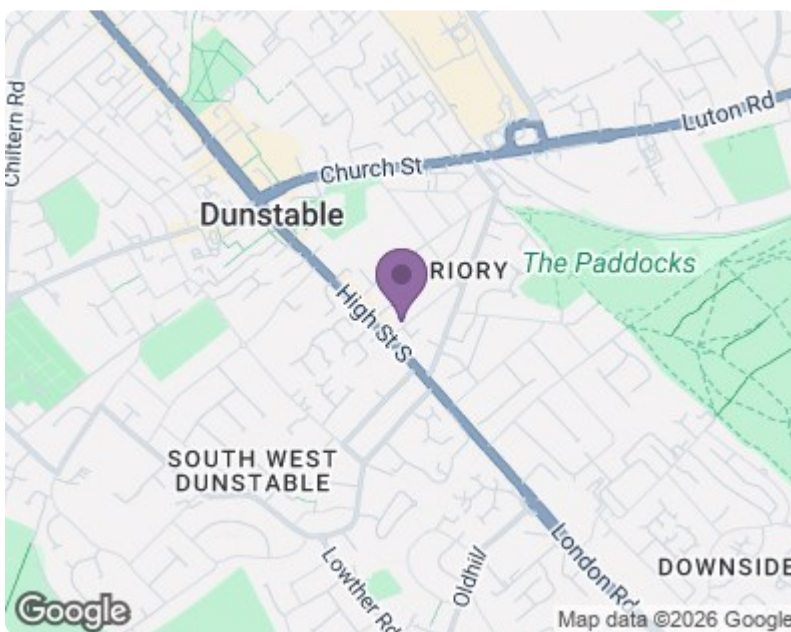
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These particulars are issued in accordance with the Consumer Protection from Unfair Trading Regulations 2008 and related legislation.

## Ground Floor



Total area: approx. 39.5 sq. metres (425.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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