



# MANTONS

ESTATE AGENTS

1 Bedroom Maisonette for Sale - Offers in Excess of £200,000

Catchacre, Dunstable, Bedfordshire, LU6 1QD



## KEY FEATURES:

- BEAUTIFULLY PRESENTED THROUGHOUT • ONE BEDROOM GROUND FLOOR MAISONETTE •
- DECORATED TO A CONTEMPORARY THEME • REFITTED KITCHEN LEADING TO THE GARDEN • REFITTED BATHROOM SUITE • PRIVATE SOUTH/EAST FACING REAR GARDEN • GAS CENTRAL HEATING VIA COMBI BOILER • ALLOCATED PARKING BAY

## Description

MANTONS ESTATE AGENTS are pleased to offer for sale this very impressive & spacious one bedroom ground floor maisonette located in a small cul de sac on the South West side of Dunstable.

Constructed in the early 1990's to a high standard with 95 years remaining on the lease, modern open-plan living area, allocated parking, refitted kitchen & bathroom suite & a private rear garden, this is one not to be missed.

In brief the property comprises; 13ft living room with large storage cupboard, inner lobby leading to a modern refitted bathroom suite, 13ft bedroom & a stylish refitted kitchen.

Further benefits include; Private South/East facing rear garden with artificial lawn, shed with power & paved patio, double glazed windows & doors, gas central heating serviced via a combination boiler, contemporary decor throughout & modern floor coverings.

Viewings come highly recommended to fully appreciate the condition & size of this impressive home. Contact Mantons Estate Agents.

Catchacre is a small cul de sac constructed in the early 1990's, proving to be as popular today as when first built. Located in the South West of Dunstable within a short walk of the town centre & the picturesque Dunstable Down's. Easy access to the A5, M1 junction 11 & 11a.

## Additional Information

EPC Rating - C. Council Tax Band - B. 456 sqft (Approx).

### LEASE INFORMATION

Lease - 125 years from 1992. 93 years remaining.

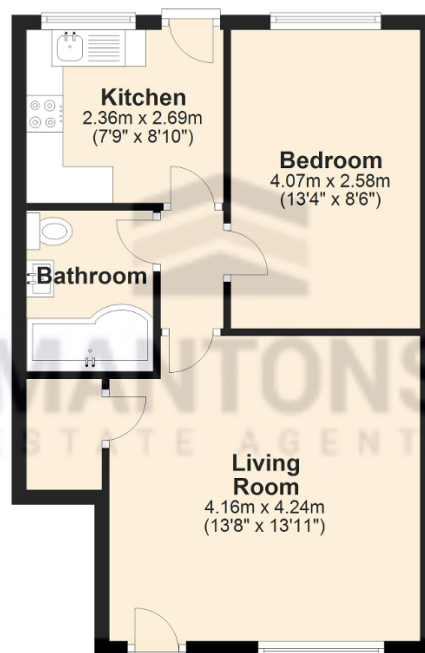
Service Charge - £1,440 per annum (Approx.)

Ground Rent - £116 per annum (Approx.)

Management company - First Port



**Ground Floor**  
Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 42.4 sq. metres (456.0 sq. feet)