

Octavian Road, Houghton Regis, Dunstable, LU5 6GR
Asking Price: £94,000 Leasehold (Subject to contract)

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Situated in a convenient and popular location, this beautifully presented two-bedroom first floor apartment offers modern, comfortable living with a fantastic range of local amenities right on the doorstep.

The property boasts a bright and spacious open-plan living area, incorporating a contemporary kitchen, dining space and lounge, creating the perfect setting for both relaxing and entertaining. The apartment also benefits from two well-proportioned bedrooms and a private balcony, providing a lovely outdoor space to sit back and unwind.

Further benefits include allocated parking, adding to the practicality and appeal of this attractive home.

One of the property's standout features is its excellent location, with a variety of everyday amenities just a short distance away, including a coffee shop, Tesco Express and Domino's Pizza, making day-to-day living both easy and convenient.

Offering a great combination of style, comfort and convenience, this lovely apartment would make an ideal purchase for first-time buyers, professionals or investors alike.

Early viewing is highly recommended to fully appreciate everything this fantastic apartment has to offer.

EPC is a B rating.

The Local Area

Approximately three miles from the centre of Dunstable, boasting close proximity to family attractions, local shopping opportunities, open countryside, recreational parks and sports facilities.

Fantastic road links to the M1 and A5 and Just over 3.5 miles from Leagrave Station, where you can get a direct, 40-minute service to London St Pancras.

Local Authority - Central Bedfordshire Council

Council Tax Band - B

At a Glance:

- 40% Shared Ownership
- No Chain
- Entrance Hall
- Open Plan Lounge/Kitchen/Diner
- Two Double Bedrooms
- Family Bathroom
- Balcony
- Allocated Parking

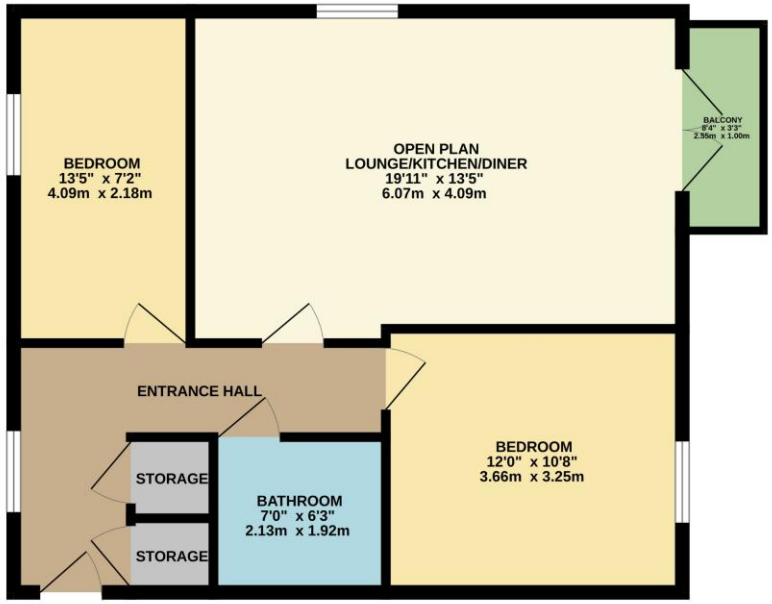






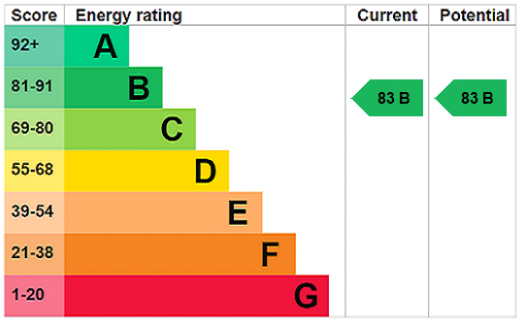
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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

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