

Betony Meadow, Houghton Regis, Dunstable

Asking Price: £200,000

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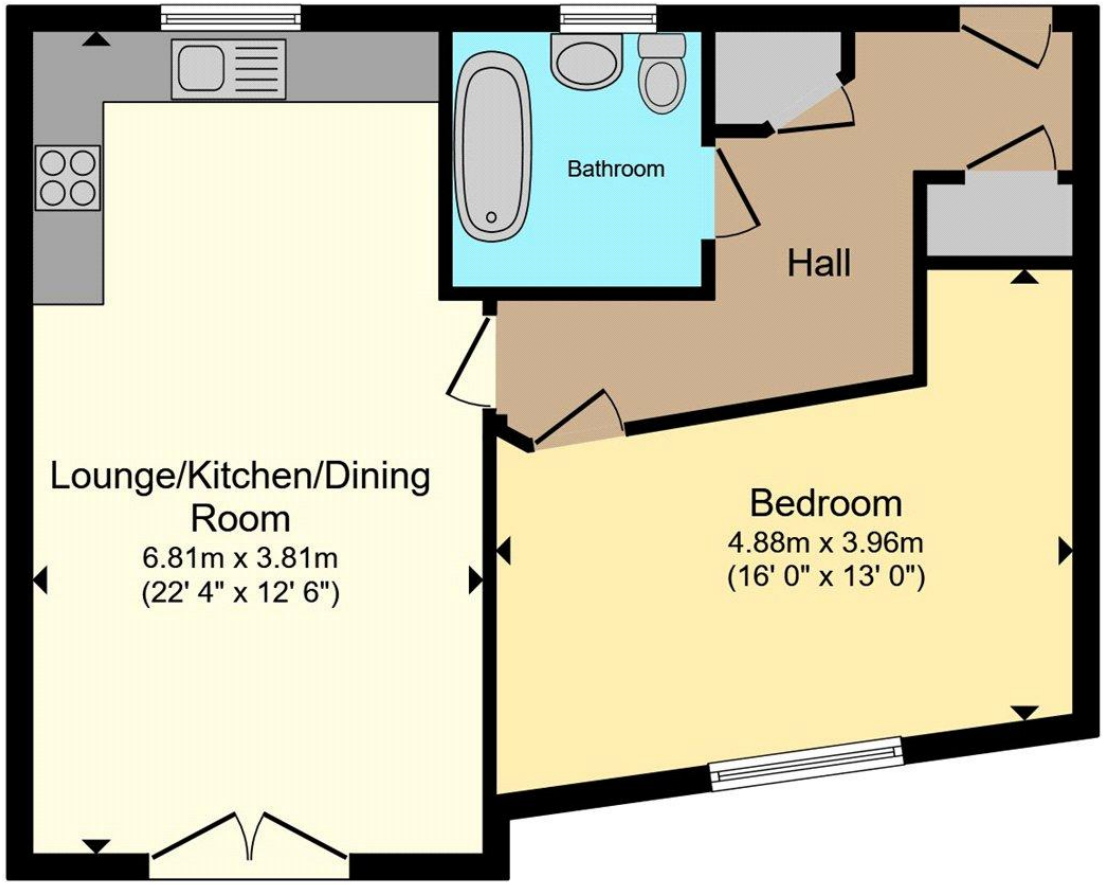


Located within the highly desirable Linmere development in Houghton Regis, this beautifully presented one-bedroom first floor apartment offers contemporary living in a thriving garden village setting. Built approximately four years ago, the property remains in excellent condition and is perfectly suited to first-time buyers, downsizers, or investors alike.

The accommodation has been thoughtfully designed to maximise both space and natural light. Upon entering, you are welcomed by a spacious hallway featuring two generous storage cupboards. The heart of the home is the impressive open-plan lounge, kitchen and dining area, creating an ideal space for modern living and entertaining. The stylish kitchen benefits from a range of integrated appliances, while French doors open onto a Juliet balcony that enjoys attractive open views. The property also benefits from an allocated parking space, with a number of visitors' bays conveniently located nearby.

Further benefits include an NHBC warranty with around six years remaining, and well-maintained communal areas throughout the development.

Linmere is a modern and vibrant community situated on the northern edge of Houghton Regis, offering an exceptional blend of contemporary homes, green open spaces and excellent amenities. Residents can enjoy scenic walking routes, parks and recreational facilities, while The Farmstead provides a convenient café, shops and community hub. The development also benefits from excellent transport links, with easy access to the A5, M1 Junction 11A and nearby rail services offering connections to London and beyond.



Total floor area 56.9 m² (612 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **A**

Tenure: **Leasehold**

Years Left on Lease: **996**

Service Charge: **£1,223 (£611.42 Paid Every 6 Months)**

Ground Rent: **£512 (£42.64 Every Month)**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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