



43 East Dock

The Wharf, Linslade, LU7 2LA

£1,100 PCM



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WATSONS

LETTING SINCE 1961

## 43 East Dock, The Wharf, Linslade, LU7 2LA

Watsons are delighted to offer for let this two double bedroom ground floor apartment in this popular development which is in walking distance to the train station and town centre. The property is presented to the market in good order with accommodation comprising; entrance hallway with storage, open plan lounge/dining/kitchen, two bedrooms, (main with en-suite) and a bathroom. Additional benefits include double glazing and allocated parking for one car. The property is offered unfurnished and is available immediately.

EPC Rating - Band C

Council Tax - Band C



**Entrance Hallway**

**Kitchen Area**

11'7 x 8'3 (3.53m x 2.51m)

**Living/ Dining Area**

14'11 x 11'7 (4.55m x 3.53m)

**Bedroom One**

10'9 x 9'8 (3.28m x 2.95m)



**En-Suite Shower Room**

**Bedroom Two**

12'8 x 7'9 (3.86m x 2.36m)

**Bathroom**

6'2 x 6'6 (1.88m x 1.98m)

**Allocated Parking for One Car**



Measurements and floor plans are approximate and for guidance only. Any prospective Tenant should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property.

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