



# TO LET

9 Wells House, Francis Drive, Dunstable, Beds, LU6 1GJ £1,250 PCM

## THE PROPERTY

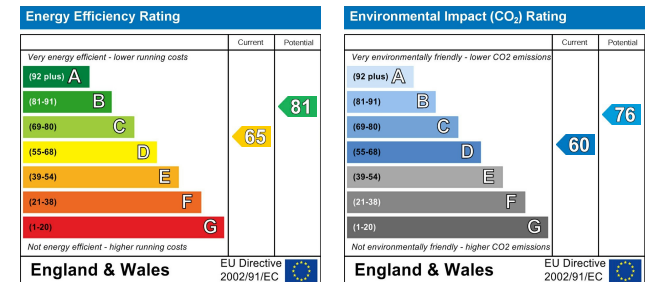
- First floor Apartment
- Open plan Living area
- Main bedroom with en-suite
- Bathroom
- Double Glazing
- Select Development
- Integrated Appliances
- Double bedroom
- Gas heating to radiators
- Communal Gardens

A two bedroom first floor apartment situated in this select town centre development which included the restoration of the former Grammar School. The property has been finished to a high specification and offers an open plan lounge/kitchen with integrated appliances, main bedroom with en-suite shower room and a further double bedroom and bathroom. There is an allocated parking space under cover within the apartment block. The development is set within some pleasant communal gardens. Offered unfurnished. Available mid August. EPC Rating B. Council Tax Band C.

Chandlers do not charge tenant fees. We will require a deposit equivalent to 5 weeks rent.



## Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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