



19 Holly Acre, Dunstable, Bedfordshire, LU5 4UF

Welcome to Holly Acres, Dunstable! Nestled within this vibrant community, this exquisite 2 bedroom flat offers a perfect blend of contemporary elegance and practicality. Step inside to discover a spacious living area adorned with stylish finishes and flooded with natural light, providing a welcoming retreat for relaxation or entertaining guests. The master bedroom boasts a luxurious en-suite bathroom, ensuring your comfort and privacy, while the addition of a private balcony provides a tranquil space to enjoy the outside surroundings. Convenience is key with the inclusion of a generously sized walk in utility cupboard, offering ample storage solutions for your everyday needs. With the reassurance of 3 years left on the NHBC warranty, you can rest easy knowing that quality and reliability are guaranteed. Furthermore, the convenience of allocated parking ensures hassle-free arrivals home, while the proximity to local amenities, including shops, restaurants, schools, and transportation links, adds to the appeal of this wonderful property. Whether you're a discerning buyer seeking a modern lifestyle or an astute investor looking for a lucrative opportunity, this flat ticks all the boxes. Don't let this chance slip away, contact us today to schedule a viewing!

- Nova Estate Agents
- 2 Bedroom Flat
- Balcony
- En-suite to Master Bedroom
- Allocated Parking
- Walk-in Utility Cupboard
- Long Lease
- 3 Years Left on NHBC Warranty
- Close to Local Amenities

£215,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	