



**Connells**

Frenchs Avenue  
Dunstable



## Property Description

\*NORTH DUNSTABLE LOCATION\*  
\*GROUND FLOOR APARTMENT\* \*NO  
UPPER CHAIN\* \*ALLOCATED PARKING\*

North Dunstable - Open Plan Lounge /  
Kitchen Diner - Well Presented Throughout -  
Good Schools Nearby - Fantastic A5 and M1  
Commuter Access.

A fantastic opportunity to purchase a luxury  
two bedroom apartment situated in a popular  
and modern development of North Dunstable!

Internally, the home boasts high quality  
fixtures and fittings throughout and open plan  
spaces comprising of; entrance hall, fully  
fitted kitchen / lounge diner, family bathroom,  
two double bedrooms. Outside boast off road  
parking.

Appealing to first time buyers and small  
families, this modern family home is ideally  
located for commuters with fantastic access  
to the A5 and M1 via the bypass link and a  
variety of highly rated schools.

## Lounge

17' x 11' 3" ( 5.18m x 3.43m )  
window to front, carpeted floor.

## Kitchen

11' 6" x 6' 10" ( 3.51m x 2.08m )  
Fitted kitchen, wall and base units, work  
surfaces, one and half bowl sink / drainer,  
cooker hood, integrated oven and hob, space

for fridge and freezer, space for washing  
machine and dishwasher.

## Bedroom One

10' 2" x 6' 8" ( 3.10m x 2.03m )  
window to front, radiator, carpeted floor.

## Bedrom Two

11' 5" x 10' 4" ( 3.48m x 3.15m )  
window to front, radiator, carpeted floor.

## Bathroom

bath, shower, w/c, wash hand basin.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01582 661 265**  
**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN309827](http://connells.co.uk/Property/DUN309827)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: DUN309827 - 0005