



Connells

Wells House Frances Drive
Dunstable



Property Description

***CENTRAL DUNSTABLE LOCATION* *22FT
OPEN PLAN LOUNGE / KITCHEN DINER*
*ALLOCATED PARKING***

An exceptionally well presented, spacious and characterful two bedroom apartment executive apartment situated in a highly sought after and well regarded location!

Accommodation comprises; entrance hall, open plan lounge / kitchen diner with high quality integrated appliances, leading to the master bedroom with en-suite, second bedroom and family bathroom. Externally, the property benefits from allocated parking and beautifully kept communal grounds.

It should go without saying, that this stunning home is a must see and internal viewings come highly recommended!

A truly prestige development in Central Dunstable now known as 'Ashton Grove' - this particular property is entirely unique to market; combining large living spaces and high quality fixtures and fittings, whilst retaining the character and period features acquired throughout the property's rich history

Entrance Hall

Door to front aspect

Lounge/ Kitchen/Diner

18' 11" x 22' 3" (5.77m x 6.78m)

Window to front aspects, Fitted kitchen, wall and base units, one bowl sink/drain, work surfaces, integrated oven and hob, integrated dishwasher, integrated fridge and freezer, wooden laminated flooring.

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m)

Window to front aspect, radiator, carpeted flooring.

En Suite

Shower cubical, w/c, wash hand basin

Bedroom Two

18' 9" x 9' 10" (5.71m x 3.00m)

Window to front aspect, radiator, carpeted flooring, dressing area.

Bathroom

Bath with over head shower, w/c, wash hand basin

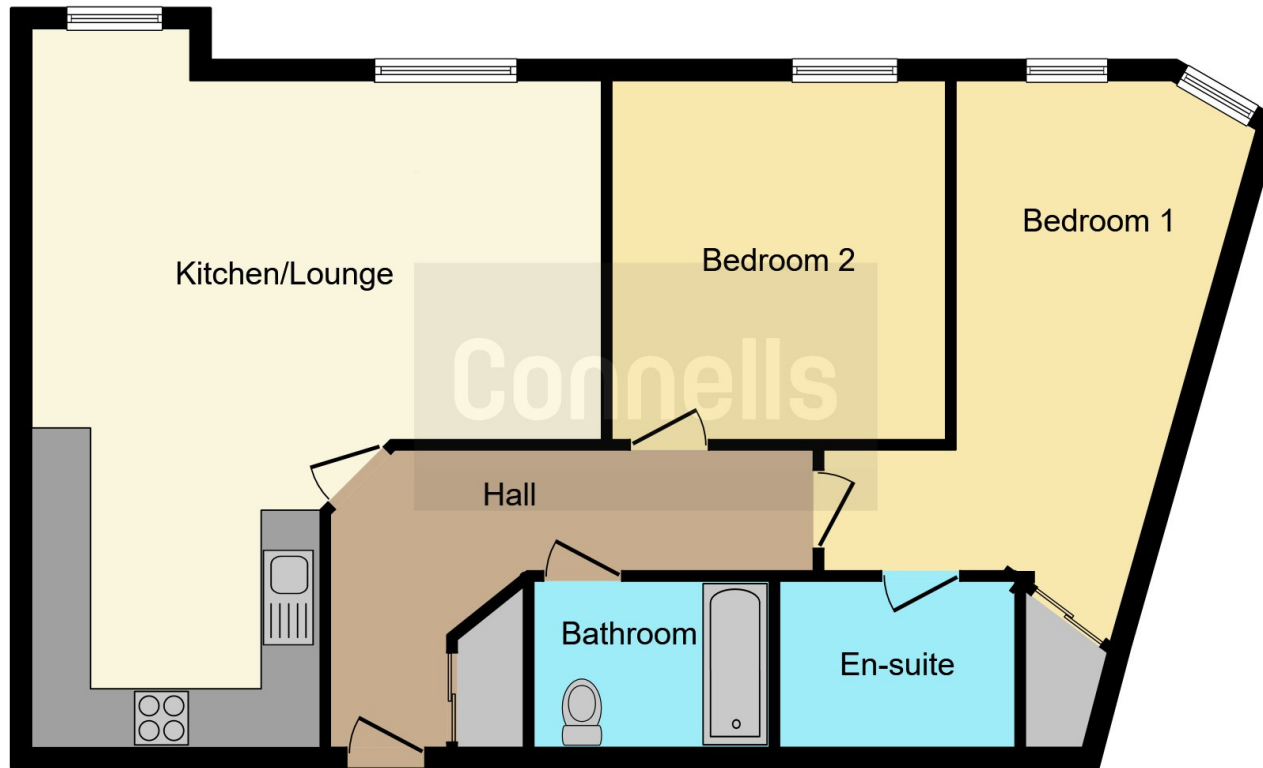
Outside

Allocated parking









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.focalagent.com

To view this property please contact Connells on

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19 High Street North
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN309646

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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