



**Connells**

Bramley Court Luton Road  
Dunstable

# Bramley Court Luton Road Dunstable LU5 4GA

for sale offers in excess of  
**£180,000**



## Property Description

\* \*NO UPPER CHAIN\* \*UPPER FLOOR  
APARTMENT\* \*ALLOCATED PARKING\*  
\*EXCELLENT A5 AND M1 ACCESS\*

A well presented two bedroom upper floor apartment forming part of this popular development within a convenient and sought after location of East Dunstable!

The property comprises, Entrance hall, fitted kitchen, lounge / diner, family bathroom, two bedrooms and further benefits from garage and allocated parking.

The property is ideally situated close to local amenities and for the commuter; The Luton & Dunstable Guided Busway provides fast and convenient access to Luton Central Train Station. Junction 11 and 11a of the M1 can be reached within close proximity and easy A5 access is available making your travel as convenient as possible.

Call Connells TODAY in order to arrange your viewing!

## Entrance Hall

Door to front aspect

## Lounge

21' 10" x 10' 5" ( 6.65m x 3.17m )

Double glazed window to front aspect, electric radiator, TV point, cupboard, laminated flooring.

## Kitchen

10' 9" x 6' 9" ( 3.28m x 2.06m )

Double glazed window to rear aspect, one bowl sink and drainer, work surfaces, part tiled, electric oven and cooker with cooker-hood, space for washing machine and fridge freezer, electric radiator, tiled flooring.

## Bedroom One

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window to front aspect, electric radiator, laminated flooring.

## En Suite

Double glazed window to front aspect, shower with shower cubicle, vanity wash hand basin, low level WC, part tiled walls, shaver point, extractor fan, electric radiator, tiled flooring.

## Bedroom Two

10' 4" x 6' 6" ( 3.15m x 1.98m )

Double glazed window to front aspect, electric radiator, laminated flooring.

## Bathroom

Double glazed window to rear aspect, bath with mixer taps, wash hand basin, low level WC, extractor fan, shaver point, part tiled walls, tiled flooring.

## Outside

Garage and allocated parking space









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](http://www.focalagent.com)

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: C

Council Tax  
 Band: B

Service Charge:  
 2000.00

Ground Rent:  
 160.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN311609](http://connells.co.uk/Property/DUN311609)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. 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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