



Connells

Russett Way  
Dunstable



## Property Description

\*EAST DUNSTABLE LOCATION\*  
\*ALLOCATED PARKING\* \*NO UPPER CHAIN\* \*EXCELLENT A5 AND M1 ACCESS\*

A well presented two bedroom first 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 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

11' 11" x 25' 7" ( 3.63m x 7.80m )

Double glazed window to front aspect, electric heater, carpeted flooring.

## Kitchen

6' 9" x 9' 8" ( 2.06m x 2.95m )

Fitted kitchen, wall and base units, window to rear aspect, one bowl sink/drainer, work surfaces, integrated oven and hob, cooker hood, space for washing machine and dishwasher, space for fridge and freezer, tiled flooring.

## Bedroom One

11' 5" x 9' 6" ( 3.48m x 2.90m )

Double glazed window to front aspect, electric heater, carpeted flooring.

## Bedroom Two

9' 4" x 7' 3" ( 2.84m x 2.21m )

Double glazed window to rear aspect, electric heater, carpeted flooring.

## Bathroom

Double glazed window to rear aspect, heated towel rail, bath with taps, shower, wash hand basin, extractor fan, WC, walls fully tiled.

## 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](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: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**[view this property online \[connells.co.uk/Property/DUN311666\]\(http://www.connells.co.uk/Property/DUN311666\)](http://www.connells.co.uk/Property/DUN311666)**

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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