



Connells

Brockwell Place London Road
Dunstable

Brockwell Place London Road Dunstable LU6 3FH

for sale guide price
£160,000



Property Description

*18FT OPEN PLAN KITCHEN / LOUNGE
DINER* *BALCONY* *UNDERGROUND
PARKING WITH CCTV* *CONVENIENT A5-
M1 LINKS*

A well presented one bedroom apartment with
Lift Access forming part of this modern
development of flats within a convenient and
well regarded area of Dunstable!

The property comprises: entrance hall, fully
fitted kitchen with integrated appliances, open
plan living accommodation, family bathroom a
balcony.

Outside the property features underground
parking with cctv, ideally situated close to
local amenities, Luton and Dunstable
Hospital, excellent A5-M1 links and the
Guided Busway providing fast and frequent
access to Luton town centre, Luton Train
Station and Luton Airport.

An ideal purchase for first time buyers, small
families, downsizers and buy to let investors!

Entrance Hall

Door to front aspect

Lounge

18' 3" x 10' 9" (5.56m x 3.28m)

Window to front aspect, wooden laminate
flooring

Kitchen

8' 10" x 8' 7" (2.69m x 2.62m)

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

Bedroom One

10' 8" x 12' 6" (3.25m x 3.81m)

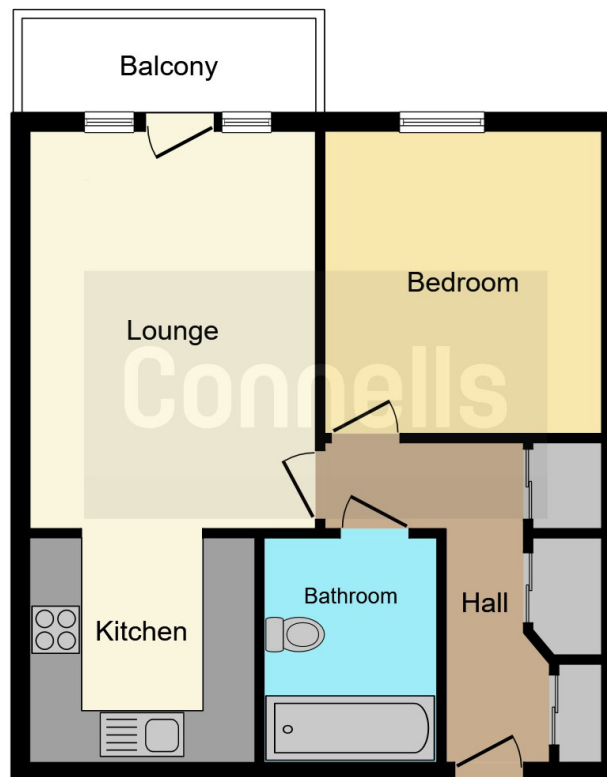
Double glazed window to front aspect, electric
heater, carpeted flooring.

Bathroom

Bath with taps, shower, wash hand basin,
extractor fan, WC, walls fully tiled.







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

T 01582 661 265
E dunstable@connells.co.uk

19 High Street North
 DUNSTABLE LU6 1HX

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311547

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Sep 2011. 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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUN311547 - 0002