



Connells

Frenchs Avenue
Dunstable



Property Description

19FT OPEN PLAN LOUNGE / KITCHEN DINER
EN-SUITE TO MASTER
ALLOCATED PARKING *EXCELLENT A5-M1 LINKS*

A well presented and spacious two bedroom upper floor apartment forming part of this well regarded and modern development within a convenient and sought after location of North Dunstable!

Combining high quality fixtures and fittings with spacious rooms, the home is ideal for first time buyers, investors and small families with accommodation comprising of; entrance hall, 19ft lounge / kitchen diner, two double bedrooms, en-suite to master and family bathroom.

Boasting a long lease of 147 years, the apartment is positioned in very close proximity to the A5-M1 bypass link and thus is ideal for commuters. Furthermore, there are well kept communal areas, allocated parking and nearby playing fields.

Entrance Hall

Radiator, built in storage cupboard, wooden laminated flooring.

Lounge/Diner

11' 6" x 19' 5" (3.51m x 5.92m)

Double glazed window to side aspect, radiator, TV point, wooden laminated flooring.

Kitchen

Fitted kitchen wall and base units, double glazed window to front aspect, one bowl sink/drain, work surfaces, integrated oven and hob, cooker hood, integrated washing machine and dishwasher, integrated fridge and freezer, wooden laminated flooring.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.97m)

Double glazed window to rear and side aspect, radiator, carpeted flooring.

En Suite

Double glazed window to side aspect, partially tiled walls, shower cubicle, wash hand basin, extractor fan, WC, radiator, vinyl flooring.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to rear and side aspect, radiator, carpeted flooring.

Bathroom

Radiator, bath with taps and showerhead, wash hand basin, WC, walls partly tiled, vinyl flooring.

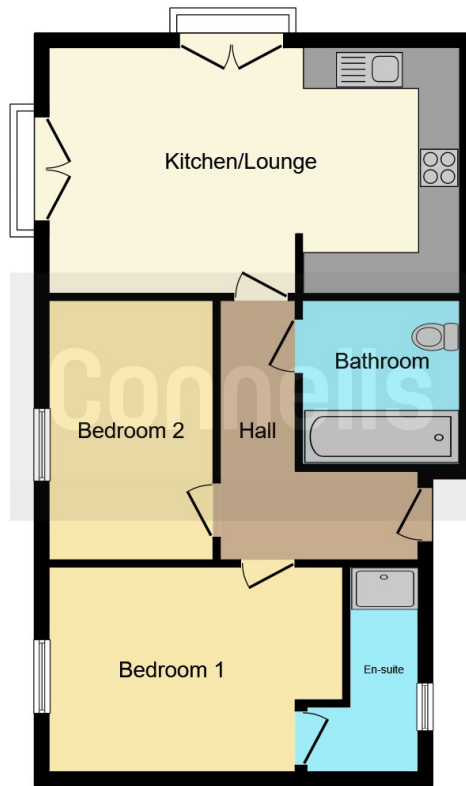
Outside

Communal entrance, 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
 DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1500.00

Ground Rent:
 350.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN311837

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Jun 2015. 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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