



**Connells**

Bluebell Croft  
Houghton Regis Dunstable



### Property Description

**\*MODERN TWO BEDROOM APARTMENT\*  
\*NO UPPER CHAIN\* \*GROUND FLOOR APARTMENT\* \*EXCELLENT A5 AND M1 ACCESS\***

A well presented two bedroom modern apartment forming part of this popular development within a convenient and sought after location of Bidwell.

The property comprises of: Entrance, fitted kitchen, lounge / diner, study, two goodsize bedrooms, family bathroom and allocated parking.

Ideally situated on an up and coming desirable location on the out skirts of Dunstable. This quiet location is on the door step to beautiful scenic views and local amenities.

Viewing comes highly recommended, call now for more information and to book a viewing.

### Entrance Hall

Door to front aspect

### Lounge

window to side and rear aspect, carpet flooring, radiator

### Kitchen

Fitted kitchen, wall and base units, work surfaces, one bowl sink / drainer, cooker hood, integrated oven and hob, space for fridge and freezer, space for washing machine.

### Study

Window, radiator

### Bedroom One

Window to side aspect, carpet flooring, radiator

### Bedroom Two

Window to side aspect, carpet flooring, radiator

### Bathroom

Bath with overhead shower, w/c

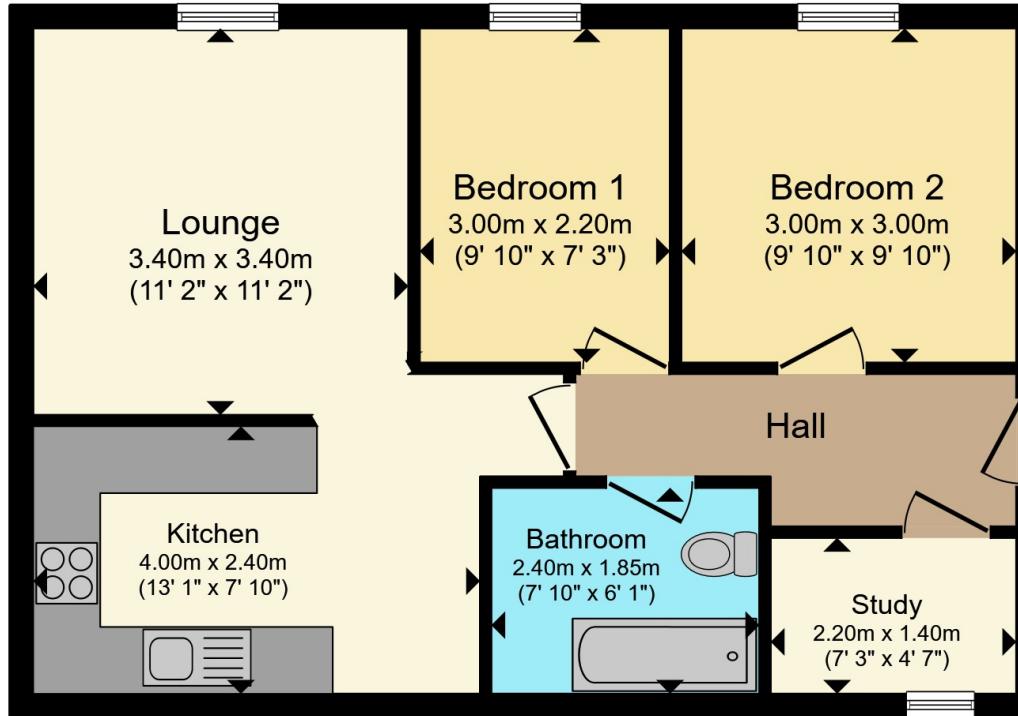
### Outside

Allocated Parking









Total floor area 52.5 m<sup>2</sup> (565 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN312164](http://connells.co.uk/Property/DUN312164)**

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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