



**Connells**

Bagshawe Way  
Dunstable





## Property Description

Perfectly positioned in the heart of Dunstable, this modern and well-presented two-bedroom upper-floor apartment offers contemporary living with the added benefits of a private balcony, allocated parking, and excellent transport links.

Built in 2017, the property features a spacious open-plan kitchen, dining and living area, creating the ideal space for both everyday living and entertaining. The modern fitted kitchen offers ample storage and workspace, seamlessly flowing into the bright and airy living area with access to the private balcony.

The apartment boasts two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A modern family bathroom serves the second bedroom and guests alike.

Further benefits include gas central heating, double glazing throughout, and an allocated parking space. The property enjoys a highly convenient location within walking distance of Dunstable town centre, a range of local amenities, supermarkets, restaurants, and leisure facilities. Excellent transport connections, including easy access to the A5, M1 Junctions 11 and 11A, and the dedicated busway providing routes to Luton and Luton Airport, make this an ideal home for commuters.

An excellent opportunity for first-time buyers, downsizers, and investors alike. Early viewing is highly recommended.

## Lounge

French doors to balcony. gas radiator

## Kitchen

Window to rear aspect, work surfaces, wall and base units, one and a half bowl sink and drainer, gas hob, cooker-hood, integrated fridge, dishwasher, washing machine

## Landing

Window to rear aspect, laminate flooring, radiator, storage

## Bedroom One

Window to front aspect, carpet, radiator

## En Suite

Partly tiled walls, extractor fan, wash hand basin, WC, single cubicle shower

## Bedroom Two

Window to front aspect, carpet, radiator

## Bathroom

Partly tiled walls, tiled floor, wash hand basin, WC, bath, heated towel rail, window to rear aspect

## Balcony

Astro turf

## Special Features

Loft access

## Outside

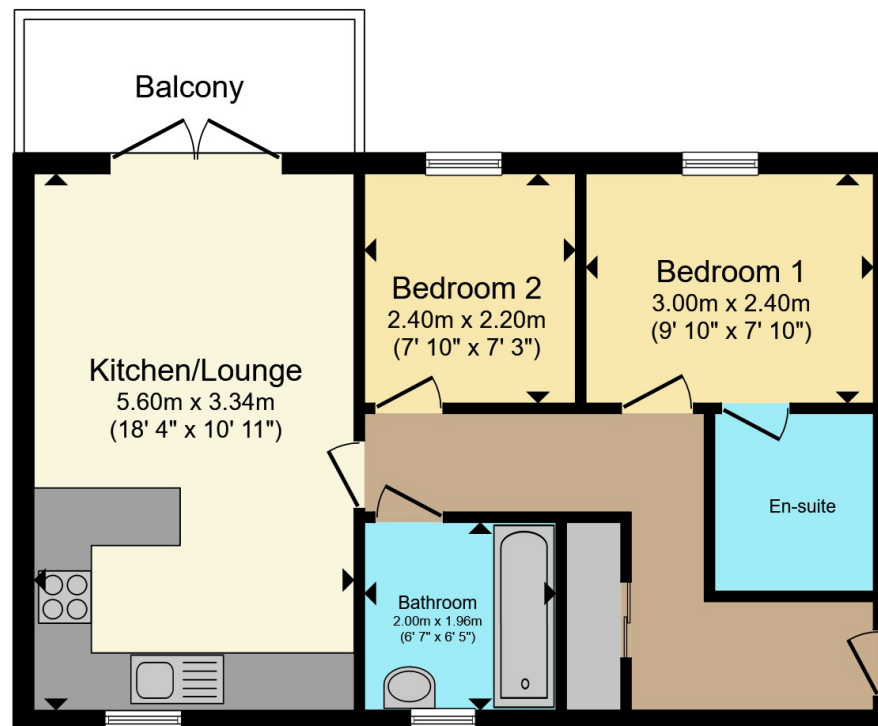
Allocated parking











Total floor area 48.9 m<sup>2</sup> (527 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

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19 High Street North  
DUNSTABLE LU6 1HX

EPC Rating: B

Council Tax  
Band: B

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

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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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