



Connells

Holly Acre
Dunstable



Property Description

TOWN CENTRE LOCATION *FIRST FLOOR APARTMENT* *BALCONY* *NO UPPER CHAIN*

Built in 2016 this modern apartment was formally part of the kaleidoscope development and is brilliantly proportioned due to its central location offering fantastic transport links via the guided busway taking you to Luton train station within minutes and is only a stone's throw away from Dunstable Town Centre.

Accommodation comprises; entrance hall, kitchen/living leading to the balcony, master bedroom with En-Suite, bedroom two and a modern family bathroom.

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

Entrance Hall

Utility cupboard

Lounge/Dining Area

Open plan to dining area and kitchen, sliding doors out to balcony area, carpeted flooring

Kitchen Area

Open plan to dining area and lounge, wall and base units, stainless steel sink and drainer,

work surfaces, integrated oven, integrated gas hob, space for fridge freezer, laminate flooring

Bedroom One

Double glazed window to front aspect, carpeted flooring

En-Suite

Walk in shower with fully tiled wall, WC, wash hand basin, part tiled walls, laminate flooring

Bedroom Two

Double glazed window to front aspect, carpeted flooring

Bathroom

Bath with mixer taps, WC, wash hand basin, part tiled walls, laminate flooring

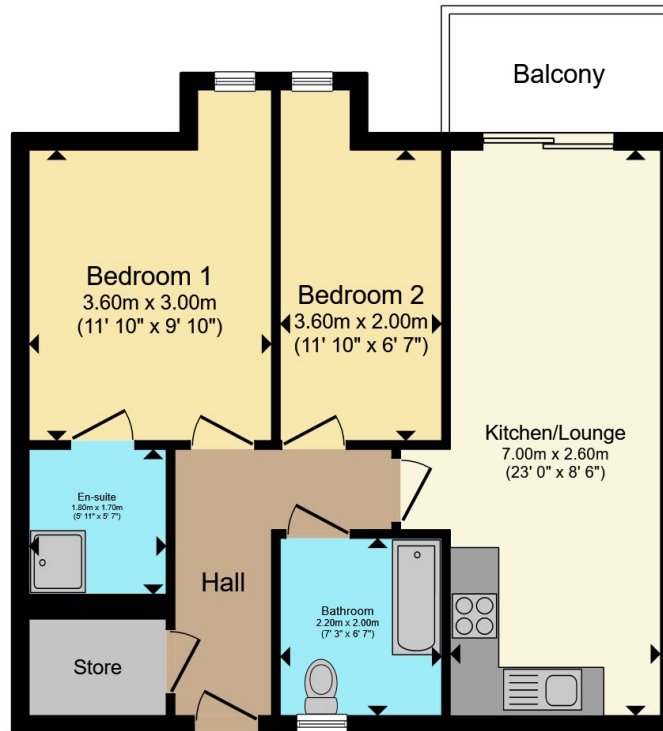
Outside

Balcony

Allocated Parking







Total floor area 56.0 m² (603 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



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

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUN312258

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.

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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