



**Connells**

Dalmatian Drive  
Houghton Regis Dunstable



## Property Description

\* OPEN PLAN KITCHEN / LOUNGE / DINER\*  
\*BALCONY\* \*ALLOCATED PARKING\*  
\*CONVENIENT A5-M1 LINKS\*

An exceptionally well presented two bedroom apartment forming part of this well regarded and modern development within a convenient and sought after location of Dunstable!

Accommodation comprises; entrance hall, fully fitted kitchen with integrated appliances, open plan lounge / kitchen diner, two good size bedrooms en-suite to master and a family bathroom. Outside the home benefits from an allocated parking space.

This property is situated close to local amenities, Luton and Dunstable Hospital, nearby A5-M1 links and the Guided Busway which provides fast and frequent service to Luton Town Centre, Luton Train Station and Luton Airport.

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

## Entrance Hall

## Lounge/Kitchen

Open plan

Lounge: Carpeted flooring, double glazed french doors to side aspect.



Kitchen: Fitted kitchen, wall and base units, work surfaces, one bowl stainless steel sink and drainer, integrated oven and hob with cooker-hood, two double glazed windows to side aspect, laminate flooring.

## Bedroom One

Carpeted flooring, two double glazed windows to side aspect.

## En Suite

Shower cubicle, wash hand basin, WC, double glazed window to side aspect, heated towel rail.

## Bedroom Two

Carpeted flooring, double glazed window to rear aspect.

## Bathroom

Bath with mixer taps, wash hand basin, WC, double glazed window to rear aspect.









Total floor area 63.6 m<sup>2</sup> (685 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**  
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19 High Street North  
 DUNSTABLE LU6 1HX

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 1600.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DUN311089](http://connells.co.uk/Property/DUN311089)**

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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