



Please submit your viewing request via the property portal you viewing with, a member of the team will then be in touch. A recently refurbished, high specification and modern apartment in Dunstable town centre. The property features two good-sized bedrooms, modern and open-plan living, dining and kitchen space and a modern fitted bathroom. Residents and visitor parking available. Some appliances provided. Available mid August 2026 (subject to satisfactory referencing)

COMMUNAL ENTRANCE AREA

Two secure remote access doors to the front and rear aspects. Stairs providing access to all floors.

ENTRANCE HALL

Providing access to all accommodation with a remote entry phone system, central heating, wood laminate flooring, power points, Cupboard.

LIVING ROOM

Dual aspect with double glazed windows to the front and side aspects. Radiator, wood laminate flooring, TV point, power points.

KITCHEN AREA

A quality fitted kitchen area comprising a selection of wall, drawer, and base level units with work surfaces over, single sink and drainer. Integrated oven and hob with an extractor over. Washing machine. Fridge & freezer. Double glazed window to the front aspect.

BEDROOM ONE

Double glazed window to rear aspect, radiator, wood laminate flooring, power points.

BEDROOM TWO

Double glazed window to rear aspect, radiator, wood laminate flooring, power points.

BATHROOM

Comprising a bath with shower over. Close coupled w/c. Wash hand basin set into a vanity unit. Fully tiled walls and tiled floor. Extractor.

COMMUNAL AREAS

Well tended communal areas, including a clothes drying area.

PARKING

Parking spaces for residents and their guests available to the front and rear of the block.

VIEWING

By appointment through Bradshaws.

REFERENCING

All tenancies are subject to satisfactory referencing.

DISCLAIMER

These details have been prepared by Warren Lightfoot and the

statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

