



New to the market for let, this recently refurbished ground floor apartment located in Central Dunstable. The property features two bedrooms, bathroom and large, open-plan lounge/dining room/kitchen space. The property is high specification throughout and includes residents and visitor parking with remote entry phone system. The location also offers easy access to road and rail links to Central London and the North via the Guided Busway which has stops nearby.

Available mid January 2025 (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.

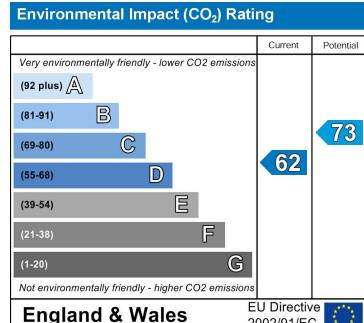
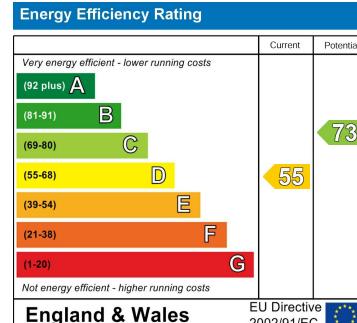
## LIVING ROOM

Dual aspect with double glazed windows to the front and side aspects. Radiator, wood laminate flooring, TV point, power points. Double glazed door leading to the communal garden area.

## 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.

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.)



## 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

