



**Connells**

Albion Building High Street South  
Dunstable

# Albion Building High Street South Dunstable LU6 3RZ

for sale guide price  
**£210,000**



## Property Description

\*OPEN PLAN 22FT LOUNGE / KITCHEN DINER\* \*FULLY FITTED KITCHEN W/ INTEGRATED APPLIANCES\* \*X2 ALLOCATED PARKING BAYS\* \*NO UPPER CHAIN\*

A fantastic opportunity to own a two bedroom modern apartment situated in Central Dunstable - brought to market with a 118 year lease and finished to a high specification throughout!

Accommodation comprises; entrance hall, a spacious open plan lounge / kitchen diner, fitted kitchen with integrated appliances, two bedrooms and bathroom. Outside, the property benefits from two allocated parking bays to the rear via gated access.

This well presented home is conveniently located in the town centre of Dunstable which offers a wide range of local amenities, a variety of schools and easy A5 and M1 links.

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

## Entrance Hall

Door to rear aspect, electric heater, built in cupboard housing water tank, wooden laminated flooring.

## Lounge / Diner

22' 11" max x 13' 10" max ( 6.99m max x 4.22m max )

Window to front aspect, electric heater x2, carpeted flooring.

## Kitchen

Fitted kitchen, wall and base units, window to front aspect, one bowl sink/drain, work surfaces, integrated oven and hob, cooker hood, integrated washing machine and dishwasher, integrated fridge and freezer, electric heater.

## Bedroom One

14' 1" max x 12' 5" ( 4.29m max x 3.78m )

Window to front aspect, built in wardrobes, electric heater, carpeted flooring.

## Bedroom Two

12' max x 7' 11" max ( 3.66m max x 2.41m max )

Window to side aspect, built in wardrobes, electric heater, carpeted flooring.

## Bathroom

Window to rear aspect, heated towel rail, bath with mixer taps, shower, wash hand basin, WC, walls partly tiled, tiled flooring.

## Outside

Allocated parking bay x2 to rear via gated entrance.

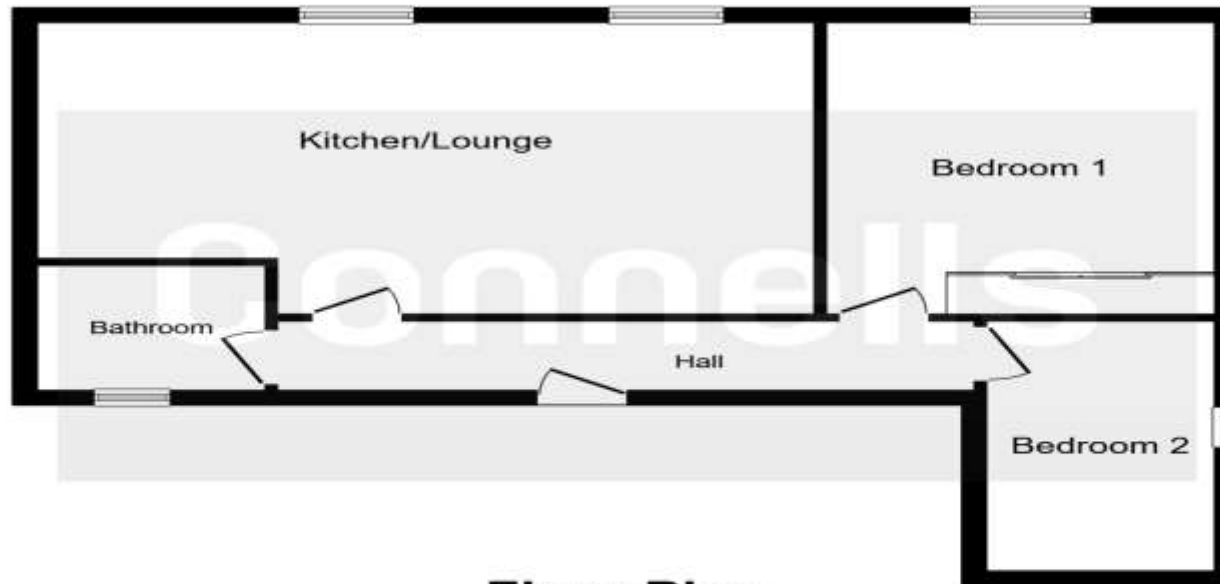












**Floor Plan**

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). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 661 265**

**E [dunstable@connells.co.uk](mailto:dunstable@connells.co.uk)**

19 High Street North  
DUNSTABLE LU6 1HX

**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/ref-DUN308236](http://connells.co.uk/Property/ref-DUN308236)**

Lease details are currently being compiled. 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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Property Ref: DUN308236 - 0002