



£1,195 PCM

Dunstable Road, Luton LU4 0HG

Apartment | 1 Bedroom | 1 Bathroom

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A | H Attewell & Hardwicke  
The Letting Specialists

[www.attewellhardwickeandleahy.co.uk](http://www.attewellhardwickeandleahy.co.uk)





# Step Inside

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## Key Features

- Exceptionally Spacious Apartment
- Enormous Open Plan Kitchen/Living Room
- 17' Bedroom
- Shower Room
- Set over three floors
- Two Large Storage Cupboards in Living Room
- Eves Storage in Bedroom
- Dual Aspect Living Room
- Black Out Blinds to Velux Windows
- Entrance Hall/Cloaks Area
- Gas Central Heating
- Minutes Walk to the L&D Hospital

## Property Description

A stunning and exceptionally spacious one bedroom apartment set over three floors. AVAILABLE IMMEDIATELY. UNFURNISHED.

## Main Particulars

A stunning and exceptionally spacious one bedroom apartment set over three floors only minutes walk from Luton & Dunstable Hospital. Newly painted in white throughout and quality grey carpets in all rooms/staircases except for the kitchen and bathroom, which has laminate and vinyl respectively. AVAILABLE IMMEDIATELY. UNFURNISHED.

The property comprises:

### GROUND FLOOR

Personal Entrance Door to small cloaks area with mirror leading to first floor.

### FIRST FLOOR

Landing with big picture window flooding the stairwell with light. Door to:

OPEN PLAN KITCHEN/LIVING ROOM 23'9" x 15'7"

Living room - dual aspect room with large windows (grey blinds) with plush carpet and recess spotlights. Two good size storage cupboards. Open to:

KITCHEN AREA

A good range of flush grey gloss units with complimentary marble effect worktops. Recess spotlights. Laminate wood effect flooring. Stainless steel single drainer sink unit with mixer tap. Built-in fridge/freezer, washing machine, electric hob and oven with extractor hood above. There is space for a dishwasher (with Landlord's consent). The kitchen is divided by a large breakfast bar creating a very sociable cooking/entertaining area.

SHOWER ROOM 5'8" x 5'6"

Window with blind. Recess spotlights. A white suite comprising: double shower unit with monsoon shower and separate hand-held shower attachment. Low level w.c. Pedestal wash hand basin. Grey tiled effect vinyl flooring. Mirror fronted medicine cabinet.

### SECOND FLOOR

Landing with large velux window. Door to:

BEDROOM 17'9" x 14'9"

A lovely, spacious room with charming beams and dormer window to rear (blind) and two velux windows (black out blinds) to the front. Eves storage. Clothes rail area. Feature lighting throughout.





Telephone: 01727 761 816

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