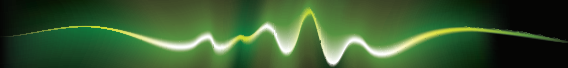


The
Pulse
APARTMENTS

DUNSTABLE | BEDFORDSHIRE



The Pulse

APARTMENTS

31 High Street North | Dunstable | LU6 1HX

The Pulse is a development of nine contemporary style one and two bedroom apartments at the very centre of Dunstable, convenient for the town's shopping, being opposite the Quadrant Centre, and it's leisure facilities.

The apartments are complete and ready for occupation. The kitchens are finished with gloss white handle-less doors, glass worktops with integrated appliances. The bathrooms are fully tiled, with white sanitaryware and contemporary chrome fittings





The Pulse Specification

Kitchen

- Contemporary gloss white kitchen units with integral handles
- Integrated washer/dryer
- Integrated fridge/freezer
- Integrated electric oven and hob
- Glass worktop and cooker splash backs
- Contemporary styled internal doors
- Chrome ironmongery

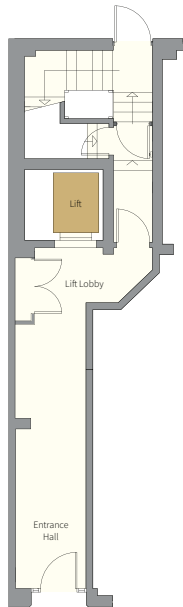
Bathrooms

- Contemporary sanitaryware and chrome mixer taps
- Fully tiled walls and floor
- Chrome towel radiator
- Shower fitting over bath with glass shower door

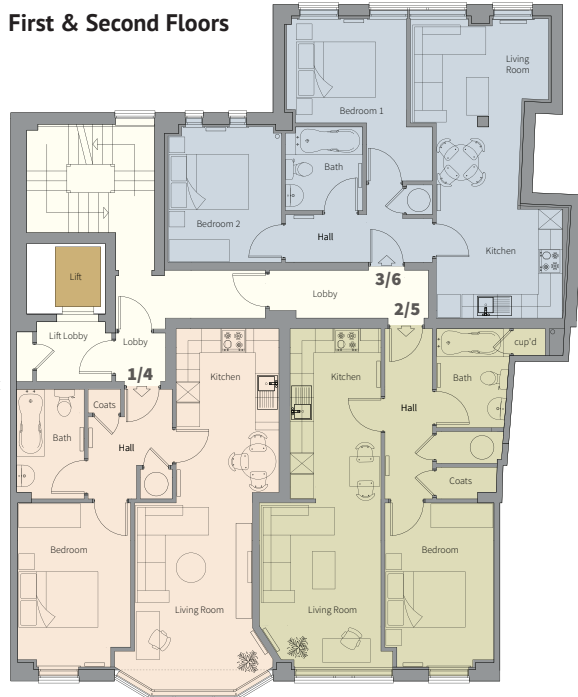
General

- Laminate flooring to all areas except bathroom
- Contemporary styled internal doors
- Chrome ironmongery
- Chrome socket covers
- Spot lights throughout
- Electric heating
- Carpeted entrance hall and common parts
- Lift to all floors
- Video entry system
- 10 year Buildzone Housing Warranty (CML compliant)

Ground Floor



First & Second Floors



Third Floor



Apartments 1 and 7	46.9 sq m	504 sq ft
Lounge/Kitchen/Diner	8.81 x 2.98m	27'11" x 9'9"
Bedroom	4.14 x 2.85m	13'7" x 9'4"
Bathroom	2.77 x 1.70m	9'1" x 5'7"

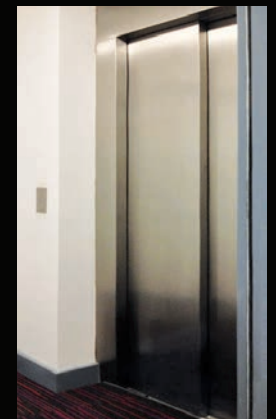
Apartments 2, 5, and 8	47.8 sq m	514 sq ft
Lounge/Kitchen/Diner	8.51 x 3.08m	27'11" x 10'1"
Bedroom	4.14 x 2.75m	13'7" x 9'0"
Bathroom	2.49 x 1.85m	8'2" x 6'1"

Apartment 4	46.9 sq m	504 sq ft
Lounge/Kitchen/Diner	9.02 x 2.98m	29'7" x 9'9"
Bedroom	4.14 x 2.85m	13'7" x 9'4"
Bathroom	2.77 x 1.70m	9'1" x 5'7"

Apartments 3 and 6	52.7 sq m	567 sq ft
Lounge/Kitchen/Diner	7.56 x 3.48m	24'9" x 11'5"
Bedroom 1	4.10 x 2.81m	13'5" x 9'2"
Bedroom 2	3.40 x 2.84m	11'2" x 9'4"
Bathroom	2.11 x 1.93m	6'11" x 6'4"

Apartment 9	49.5 sq m	532 sq ft
Lounge/Kitchen/Diner	6.60 x 4.85m	21'8" x 15'11"
Bedroom 1	3.18 x 2.61m	10'5" x 8'7"
Bedroom 2	3.42 x 2.83m	11'2" x 9'4"
Bathroom	2.11 x 1.95m	6'11" x 6'5"

Plans are not to scale.
Dimensions may have varied during construction.



The Pulse Location

The historic Bedfordshire town of Dunstable, lies east of the Chiltern Hills and to the west of Luton, at the junction of two ancient Roman roads - Watling Street and Icknield Way - some 30 miles from London. The modern day A5 runs directly through its centre and M1 motorway (Junction 11) is 2 miles to the east via the A505.

The town does not have its own rail connection, however stations at Leagrave (3 miles away) and Luton (5 miles) both provide rail links into London St Pancras for links to Eurostar services. The Luton Dunstable Busway follows a fast dedicated route linking to central Luton and Luton Airport.

There is shopping in the heart of the town with the Quadrant Shopping Centre, off High Street North, behind which is a large ASDA Superstore, and the Eleanor Cross Shopping Precinct adjacent to The Pulse Apartments.

The Leisure Centre facilities include a 25-metre swimming pool, squash courts, a large hall, extensive fitness studio, indoor bowling green and multi-use outdoor pitch, with a modern 24-lane ten-pin bowling centre and the newly-built Grove Theatre arts centre nearby. Outside the town is Dunstable Downs popular for paragliding, hang gliding and kite flying. The famous Whipsnade Zoo is also nearby.



The Pulse Travel

Rail from Leagrave

London St Pancras Int	40 mins
Bedford	21 mins

Rail from Luton

London St Pancras Int.	25 mins
Bedford	14 mins

Road

M1 (Junction 11)	2.4 miles
M25 (Junction 6)	14.5 miles
Central Luton	5 miles
Luton Airport	9 miles
Milton Keynes	15.4 miles
Central London	30 miles

Fastest times.

Distances are approximate



Move with just a 5% deposit using Help to Buy

Help to Buy is a Government-backed equity loan scheme that aims to make mortgages more readily available to those who cannot afford a large deposit. Available to first-time buyers and people already on the property ladder, the Help to Buy scheme requires just a 5% deposit and a mortgage of up to 75% of the value of the property. So you pay just 80% of the property price now, and the remaining 20% is provided by a Government equity loan. This is interest free for the first 5 years.

For more information and to arrange a private viewing please contact either of the joint sole agents.



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