



**PR**  
PROPERTY

**13 Fairfield Close, Dunstable, Bedfordshire, LU5 4PQ**  
**Offers in the region of £150,000**



- Exclusive to PR Property sales
- Well presented
- No Parking restrictions
- No upper chain
- Gas CH
- Buy to let potential £850pcm
- Great Location
- 120 Years remaining on the lease
- Call for more information 01582 720777

PR Property welcome you to Fairfield Close, Dunstable! This charming apartment offers a cosy retreat with 1 reception room, fitted kitchen, 1 bedroom, and 1 bathroom. We believe this is the an excellent buy to let being close to major factories and excellent transport links, plus you have 120 years remaining on the lease and low service charges. Please get in touch to book your viewing 01582 720777.

## GROUND FLOOR

### ENTRANCE HALL

**LIVING ROOM 7'11" X 11'6" (2.41M X 3.51M)**

**KITCHEN 9'5" X 7'2" (2.86M X 2.19M)**

**BEDROOM 1 16'7" X 8'2" (5.06M X 2.48M)**

### SHOWER ROOM

**Ground Floor**  
Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 31.6 sq. metres (340.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC