



**Vauxhall Way, Dunstable, LU6 1BF**

**welcome to**

## **Vauxhall Way, Dunstable**

A stylish and spacious upper-floor flat featuring two generously sized bedrooms, including a master en-suite. The bright open-plan kitchen/lounge/diner forms the heart of the home, ideal for modern living and entertaining.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

2 storage cupboards, radiator and doors to the Lounge/Kitchen, both bedrooms and the bathroom.

### **Lounge / Kitchen**

16' 1" x 15' 8" ( 4.90m x 4.78m )

Kitchen area: Fitted kitchen with a mix of wall and base units with work surface over, 1.5 sink with mixer tap and drainer, electric oven and gas hob with extractor fan over. Integrated washing machine and integrated fridge/freezer. Vertical radiator and small double-glazed windows to the side.

Lounge area: Double-glazed corner window to the front and side.

### **Bedroom One**

10' 4" x 9' 9" ( 3.15m x 2.97m )

Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

### **En-Suite**

Partially tiled with pedestal wash hand basin with mixer tap, low-level WC and shower cubicle. Radiator and extractor fan.

### **Bedroom Two**

10' 10" x 9' 3" ( 3.30m x 2.82m )

Radiator and double-glazed window to the side.

### **Bathroom**

Partially tiled with pedestal wash hand basin with mixer tap, low-level WC and bath with hand-held shower attachment. Radiator.

### **Outside Parking**

Resident Parking.





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). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Vauxhall Way,**  
**Dunstable**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ALMOST NEW MODERN KITCHEN
- EN-SUITE TO MASTER

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 1597.15  
Ground Rent: 173.85

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£180,000**



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Property Ref:  
LBZ109185 - 0005

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