

10 Milliners Place, Matthew Street, DUNSTABLE,  
Bedfordshire, LU6 1AX  
Auction Guide £130,000

**R** ROBINSONS



\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £130,000\*\*

NO UPPER CHAIN - READY TO MOVE INTO! THIS MODERN ONE BEDROOM APARTMENT ON THE SECOND FLOOR IN CENTRAL DUNSTABLE OFFERS BRIGHT LIVING SPACES, ENERGY-EFFICIENT UNDERFLOOR HEATING, AND SECURE INTERCOM ACCESS.

The apartment boasts a generous double bedroom, a sleek contemporary kitchen, and a stylish modern bathroom, all finished to a high standard with quality fixtures and fittings throughout. The bright and airy living area provides a comfortable space for relaxing or entertaining, complemented by the energy-efficient underfloor heating that adds a touch of modern luxury. Additional benefits include the potential to apply for a parking permit, secure intercom access, and a long lease of 114 years remaining, providing peace of mind and long-term security.

Currently tenanted at £800 pcm on a periodic tenancy, this property offers an excellent opportunity as a ready-made investment, generating immediate rental income, or alternatively, it could be purchased as a stylish and convenient first home in the heart of Central Dunstable. Its central location ensures easy access to local shops, amenities, and transport links, making it ideal for professionals, investors, or anyone seeking a low-maintenance city pad. Early viewings are highly recommended to fully appreciate the quality, layout, and prime location this apartment has to offer.



20 West Street

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	