

75 Viceroy Court High Street South, Dunstable, LU6 3HP  
£115,000

**ROBINSONS**



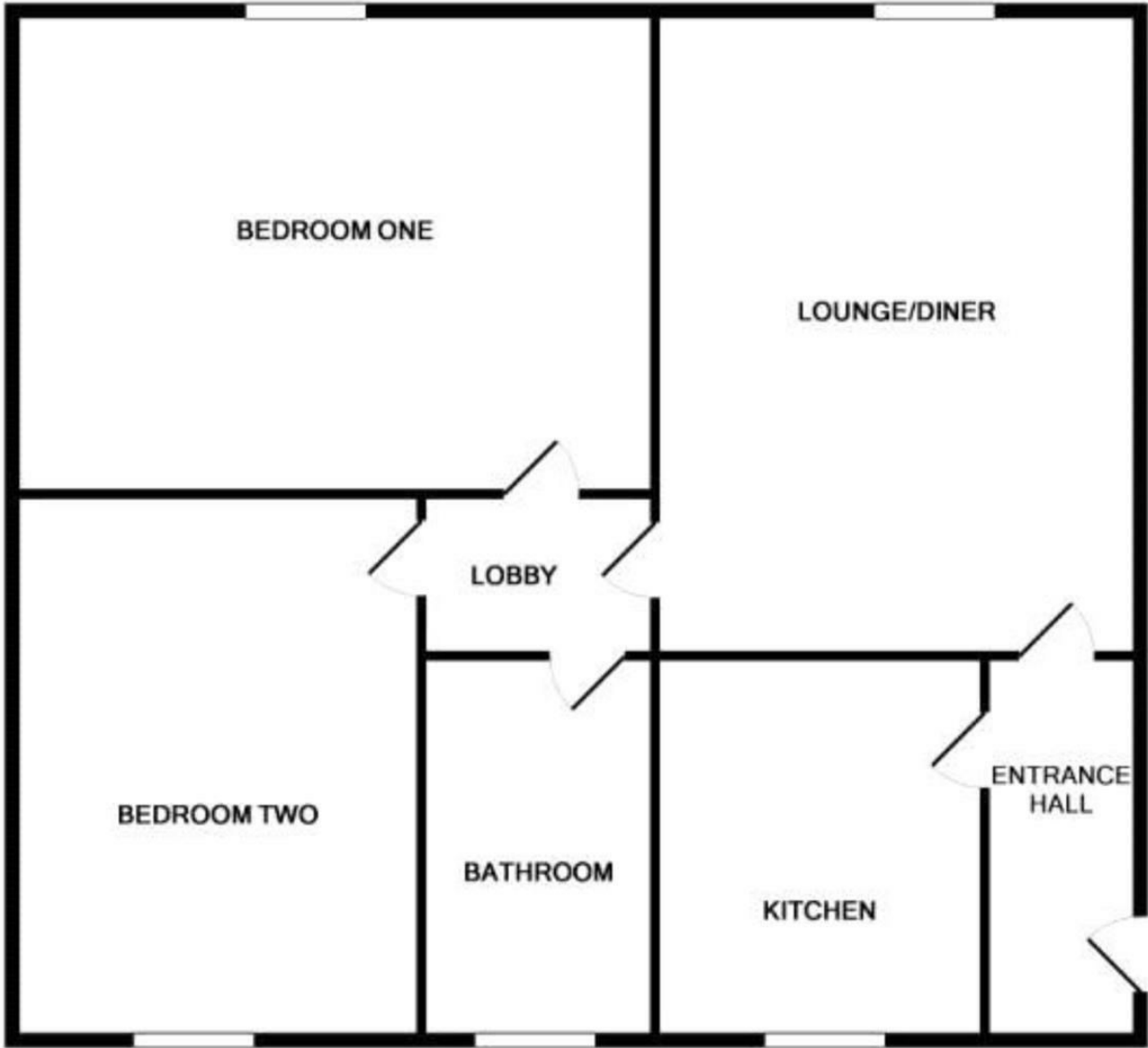


NO UPPER CHAIN A SPACIOUS VACANT TWO-BEDROOM GROUND FLOOR FLAT IN CENTRAL DUNSTABLE IDEAL FOR A BUY-TO-LET INVESTMENT. \*\*CASH BUYERS ONLY\*\*

This fantastic property offers a rare opportunity in central Dunstable with no upper chain and is vacant, making it perfect for investors. The property features a ground floor two-bedroom layout with 36 years remaining on the lease and a potential rental income of £950 PCM.

The accommodation includes spacious living areas, gas central heating, and a well-planned two-bedroom layout. A parking permit is required, making it convenient for town centre living.

Situated in a central location with easy access to local amenities, transport links, and shops, this property is highly recommended for viewings. Don't miss out on this excellent buy-to-let investment opportunity.



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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                                   | 68                      | 75        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |