



## Burr Street

Dunstable, LU6 3AG

Asking Price £350,000

- FREEHOLD INVESTMENT OPPORTUNITY
- SHARE OF FREEHOLD
- TOWN CENTRE LOCATION
- FLAT 2 LET AT £700.00
- FLAT 4 VACANT
- 3 X FLATS IN CENTRAL DUNSTABLE
- PARKING
- RENTABLE VALUE £2150PCM
- FLAT 3 LET AT £700.00
- 7% YIELD



# Floor Plan

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

20 West Street, Dunstable,  
Bedfordshire, LU6 1SX

20 West Street, Dunstable,  
Bedfordshire, LU6 1SX

robinsons-estates.co.uk  
sales@robinsons-estates.co.uk