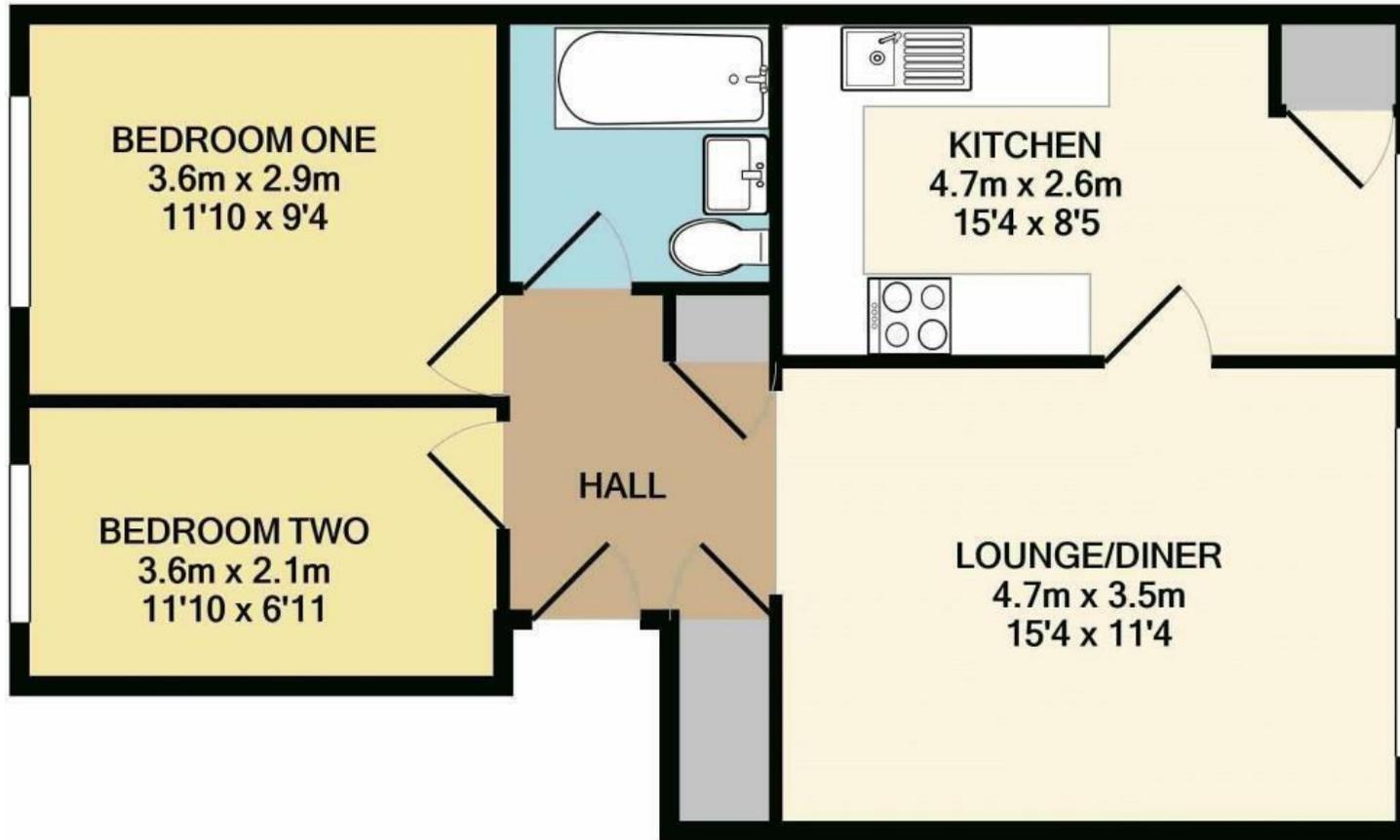


8 Fairfield Close, Dunstable, LU5 4PQ  
Asking Price £185,000



NO UPPER CHAIN A TWO BEDROOM FLAT IN EAST DUNSTABLE WITH 174 YEAR LEASE, GAS CENTRAL HEATING & EXCELLENT LINKS TO M1.

A large two bedroom flat with gas central heating in East Dunstable offered with no upper chain. ACCOMODATION FEATURES: Entrance hallway with storage, living room, kitchen/diner, two bedrooms, bathroom, gas central heating, parking available and no upper chain. Property is currently let at £1150.00. The property has 174 year lease & service charge & ground rent of £980.00pa.



TOTAL APPROX. FLOOR AREA 56.2 SQ.M. (605 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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