

40 Staines Square, Dunstable, Bedfordshire, LU6 3JQ  
By Auction £145,000

**ROBINSONS**



BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

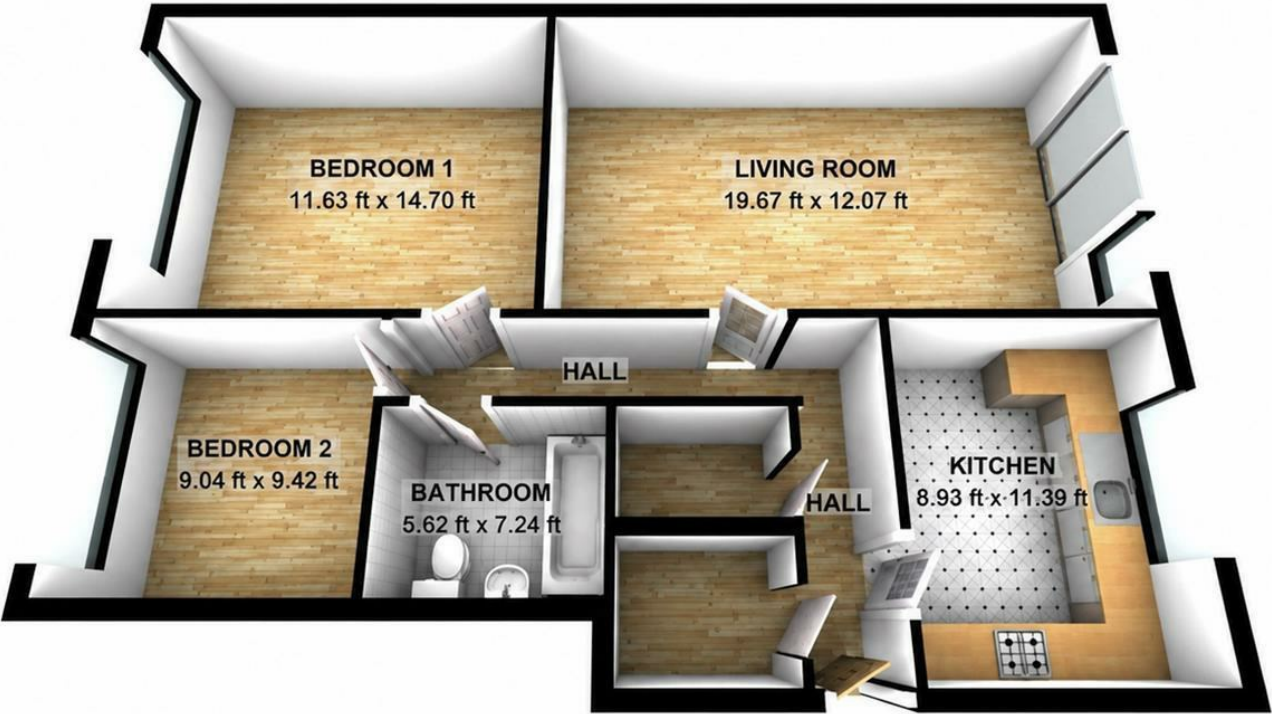
NO UPPER CHAIN AND SOLD WITH VACANT POSSESSION, THIS WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT IS SITUATED IN A QUIET RESIDENTIAL CUL DE SAC IN SOUTH DUNSTABLE AND BENEFITS FROM EXCELLENT ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS.

988 LEASE LENGTH

This unfurnished apartment provides practical, low maintenance living throughout. The property is accessed via a communal entrance hall with a communal lift, leading to a private hallway which opens into a bright and spacious living room. There is a separate fitted kitchen offering good storage and workspace, two well proportioned bedrooms, and a family bathroom.

The property will appeal to first time buyers and buy to let investors alike, with an estimated rental value of £1,150 pcm.

FIRST FLOOR  
APPROX. 788.5 SQ. FEET



TOTAL AREA: APPROX. 788.5 SQ. FEET



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 79        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |