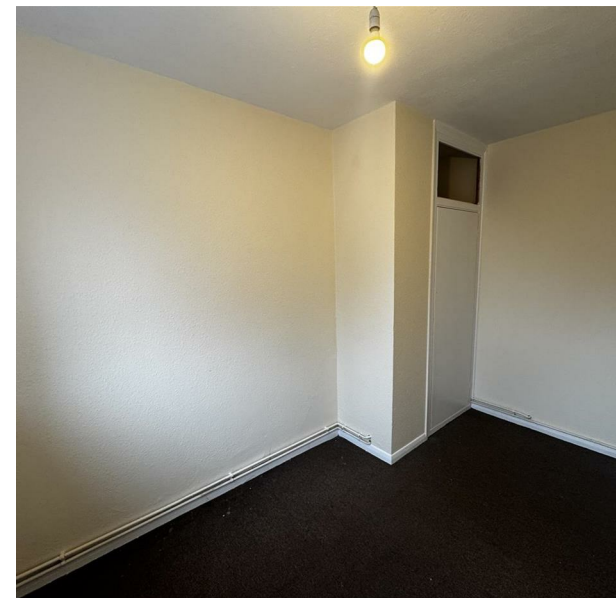


75 Viceroy Court High Street South, Dunstable, LU6 3HP  
Auction Guide £95,000

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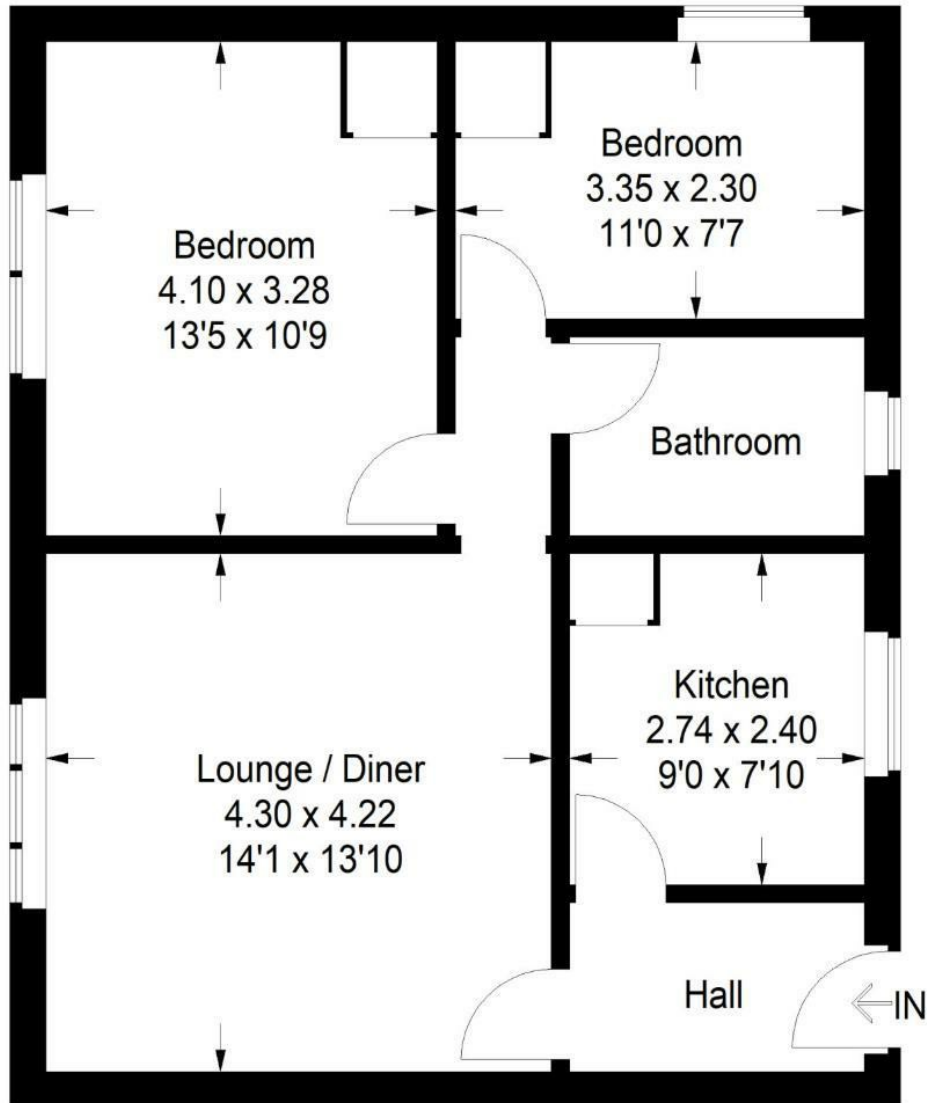


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A SPACIOUS VACANT TWO BEDROOM GROUND FLOOR APARTMENT IN THE HEART OF DUNSTABLE, OFFERING AN EXCELLENT BUY TO LET INVESTMENT OPPORTUNITY. CASH BUYERS ONLY.

Offered to the market with NO UPPER CHAIN and vacant possession, this well proportioned apartment presents a fantastic opportunity for investors seeking a property with strong rental potential in a highly convenient central location.

The accommodation comprises two generous bedrooms, a spacious living area, fitted kitchen and bathroom, all positioned on the ground floor for easy access. Further benefits include gas central heating and permit parking.



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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	