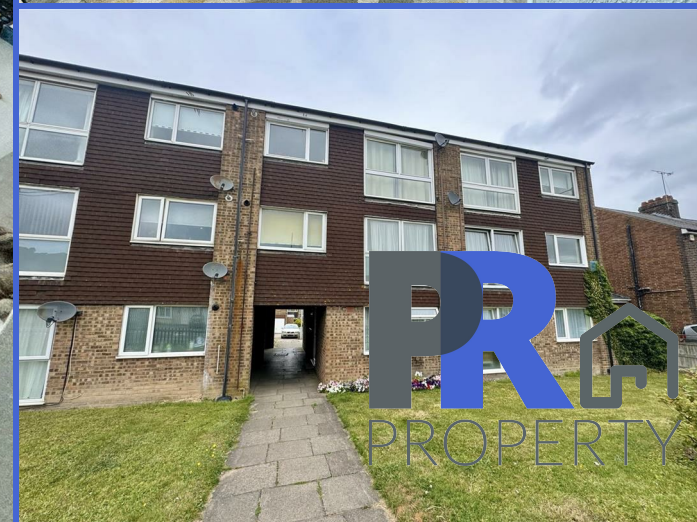




PR
PROPERTY

13 Fairfield Close, Dunstable, Bedfordshire, LU5 4PQ
Offers in the region of £130,000

- Exclusive to PR Property sales
- Well presented
- No Parking restrictions
- Chain free
- Gas CH
- Buy to let potential £900pcm
- Great Location
- 120 Years remaining on the lease
- Call for more information 01582 720777

Exclusive PR Property sales. For sale with NO CHAIN is this great apartment with 1 reception room, fitted kitchen, 1 bedroom, and a bathroom. We believe this is the an excellent buy to let being close to major factories and excellent transport links, plus you have 120 years remaining on the lease and low service charges. Buy to let potential £900pcm. Please get in touch to book your viewing 01582 720777.

GROUND FLOOR

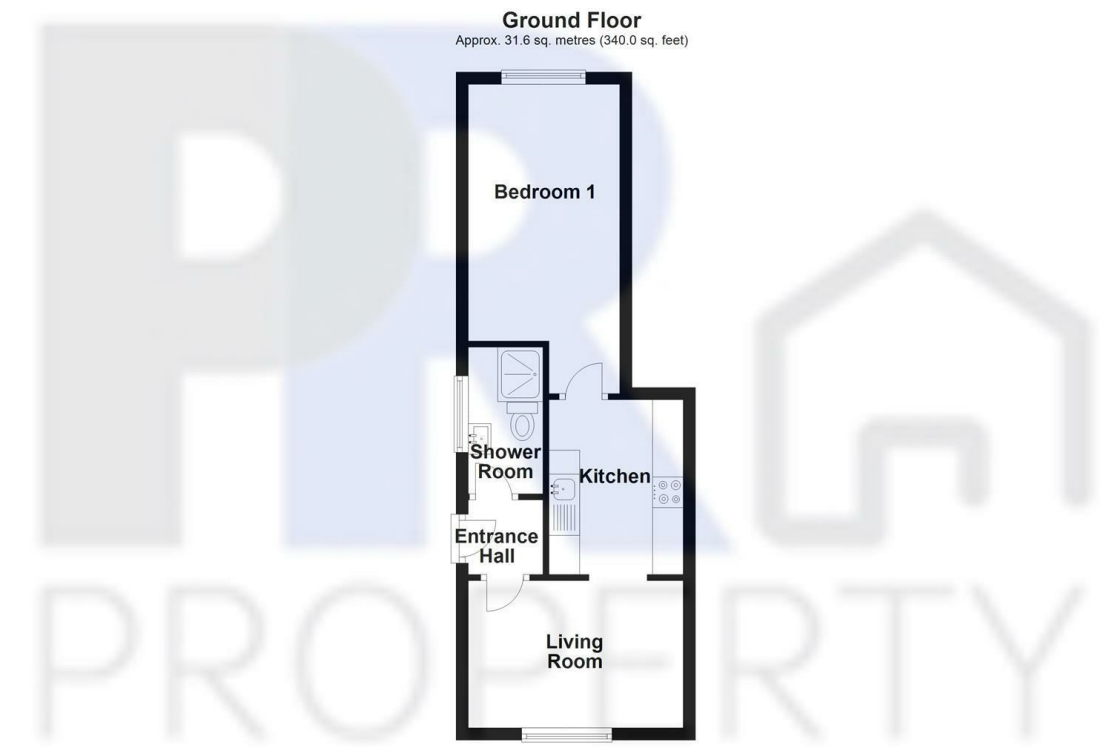
ENTRANCE HALL

LIVING ROOM 7'11" X 11'6" (2.41M X 3.51M)

KITCHEN 9'5" X 7'2" (2.86M X 2.19M)

BEDROOM 1 16'7" X 8'2" (5.06M X 2.48M)

SHOWER ROOM



Ground Floor
Approx. 31.6 sq. metres (340.0 sq. feet)

Total area: approx. 31.6 sq. metres (340.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
EU Directive 2002/91/EC		