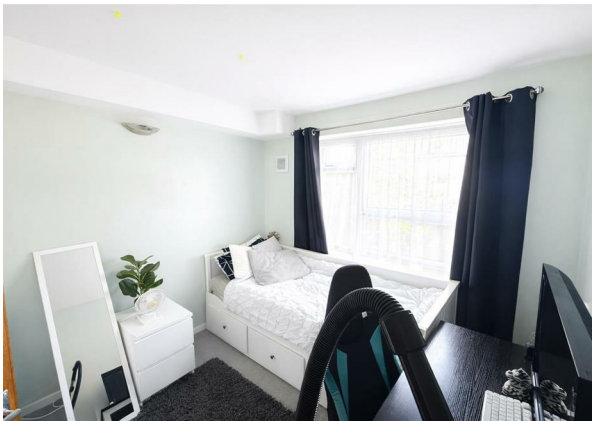
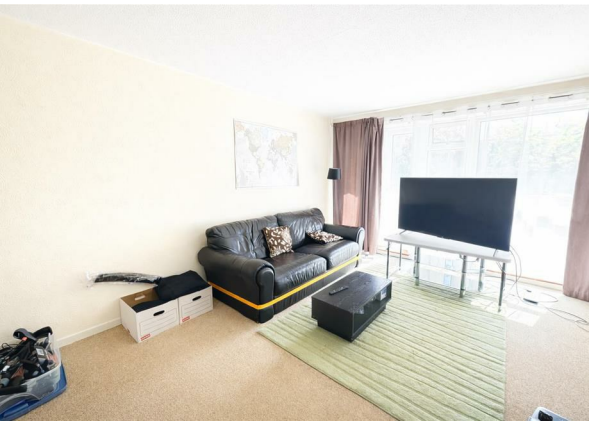
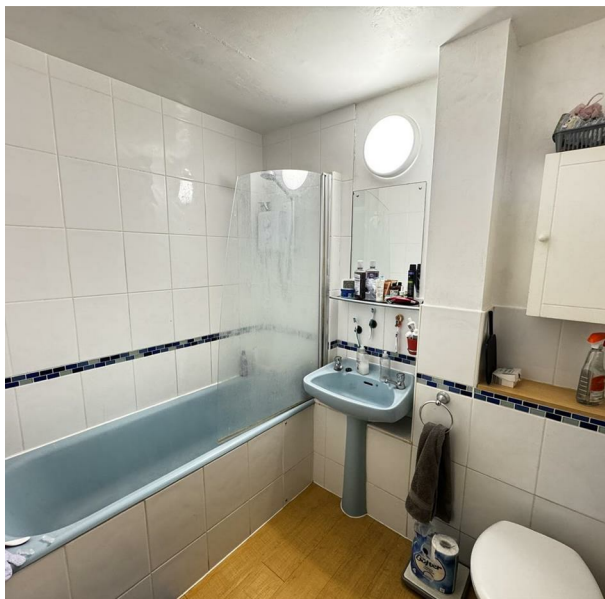


40 Staines Square, Dunstable, Bedfordshire, LU6 3JQ  
£195,000



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.

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.

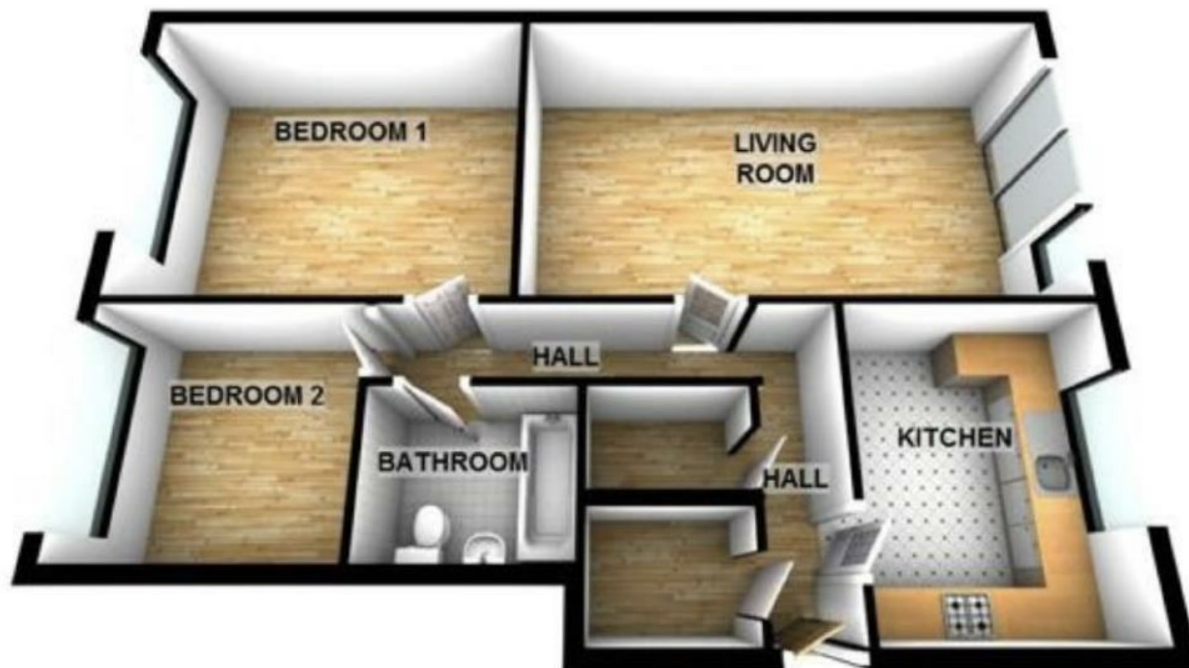
The property will appeal to first time buyers and buy to let investors alike, with an estimated rental value of £1,050 pcm.

Located in Staines Square, the property is ideally positioned close to local shops, well regarded schools, regular bus routes and nearby green spaces. Excellent road links are available via the A5 and M1, along with convenient access to the guided busway, making it well suited for commuters. The added benefit of allocated parking further enhances the appeal, making this a straightforward and attractive home or investment opportunity.



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**FIRST FLOOR**  
 APPROX. 788.5 SQ. FEET



TOTAL AREA: APPROX. 788.5 SQ. FEET



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	