

20 Viceroy Court High Street South, Dunstable, LU6 3HW
£78,500

ROBINSONS

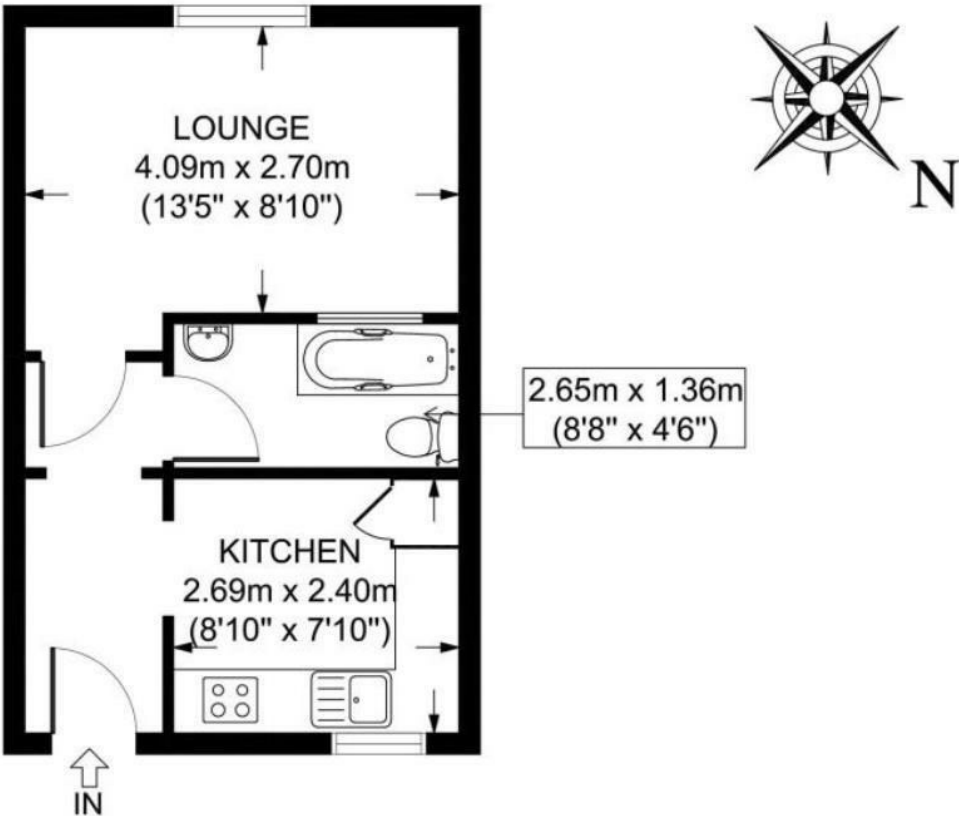


****CASH BUYERS ONLY**** | GROUND FLOOR STUDIO APARTMENT SITUATED IN THE HEART OF DUNSTABLE TOWN CENTRE | ESTIMATED RENTAL VALUE OF £750 PCM | EXCELLENT ACCESS TO LOCAL AMENITIES & TRANSPORT LINKS.

A well-presented ground floor studio apartment, conveniently located in the heart of Dunstable Town Centre. The accommodation comprises an entrance hall, modern fitted kitchen with white goods, bathroom and a well-proportioned open-plan living and sleeping area.

The property further benefits from double glazed windows and electric heating and is offered for sale unfurnished. With its central location and practical layout, the apartment would make an ideal first-time purchase or a sound addition to an investment portfolio.

For those considering the property as a buy-to-let investment, we understand the anticipated rental value to be in the region of £750 per calendar month, providing a potential annual rental income of £9,000, subject to the usual market conditions.



APPROX. GROSS INTERNAL FLOOR AREA 291 SQ FT / 27 SQ M
20 VICEROY COURT LU6 3HW

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC