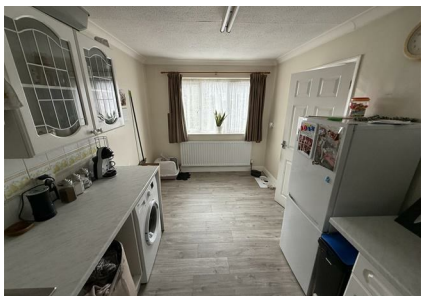
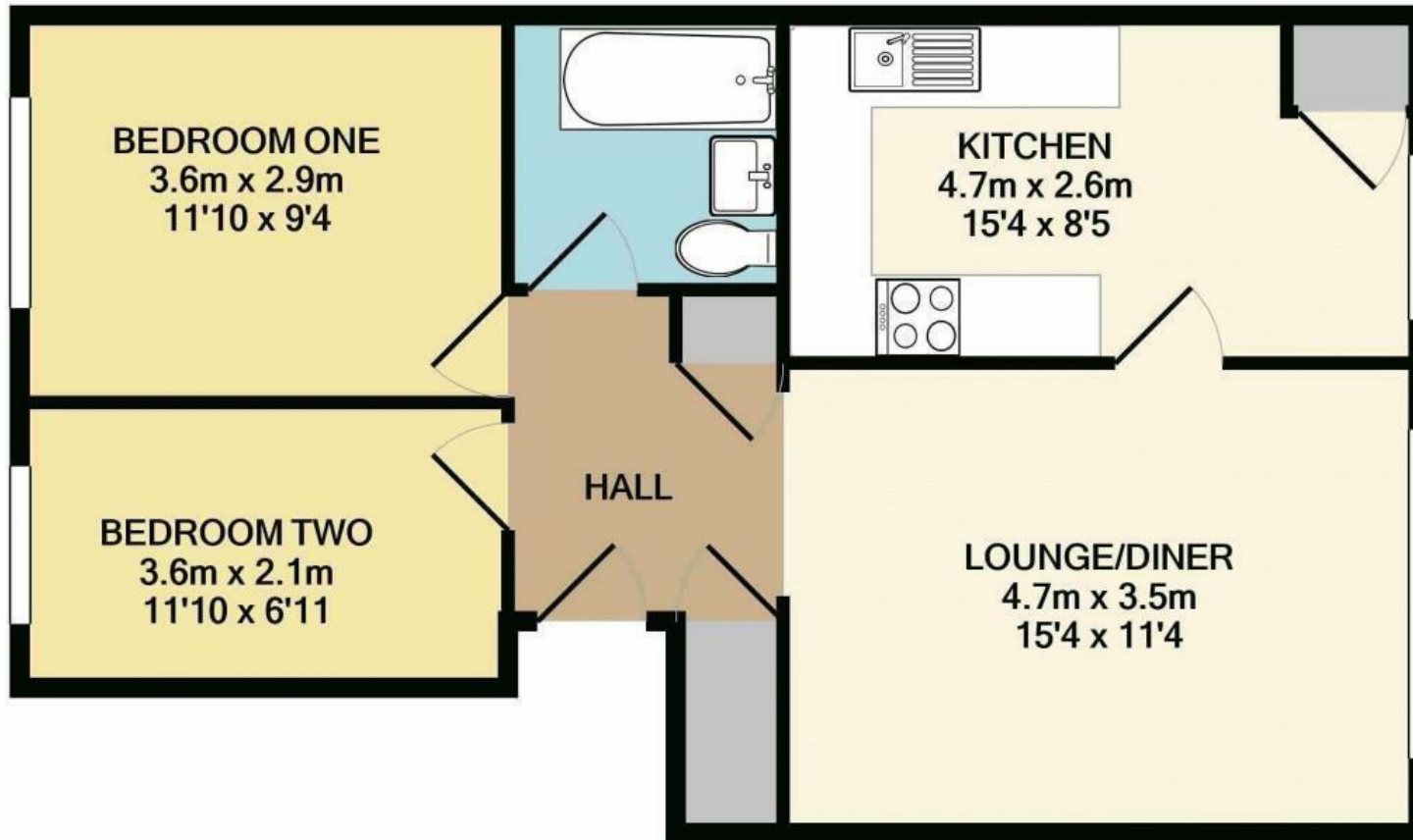


23 Fairfield Road, Dunstable, LU5 4JT  
Asking Price £175,000



A SPACIOUS TWO BEDROOM FIRST FLOOR FLAT IN EAST DUNSTABLE WITH GAS CENTRAL HEATING AND GARAGE IDEALLY LOCATED FOR M1.

A large two bedroom first floor flat in a small block in East Dunstable with a lease extension on completion. ACCOMODATION FEATURES: Entrance hallway with storage, living room, kitchen/diner, two bedrooms, bathroom, communal parking and garage. The lease is currently being extended and will complete with a long lease. Service charge is approximately £950.00 pa.



TOTAL APPROX. FLOOR AREA 56.2 SQ.M. (605 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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