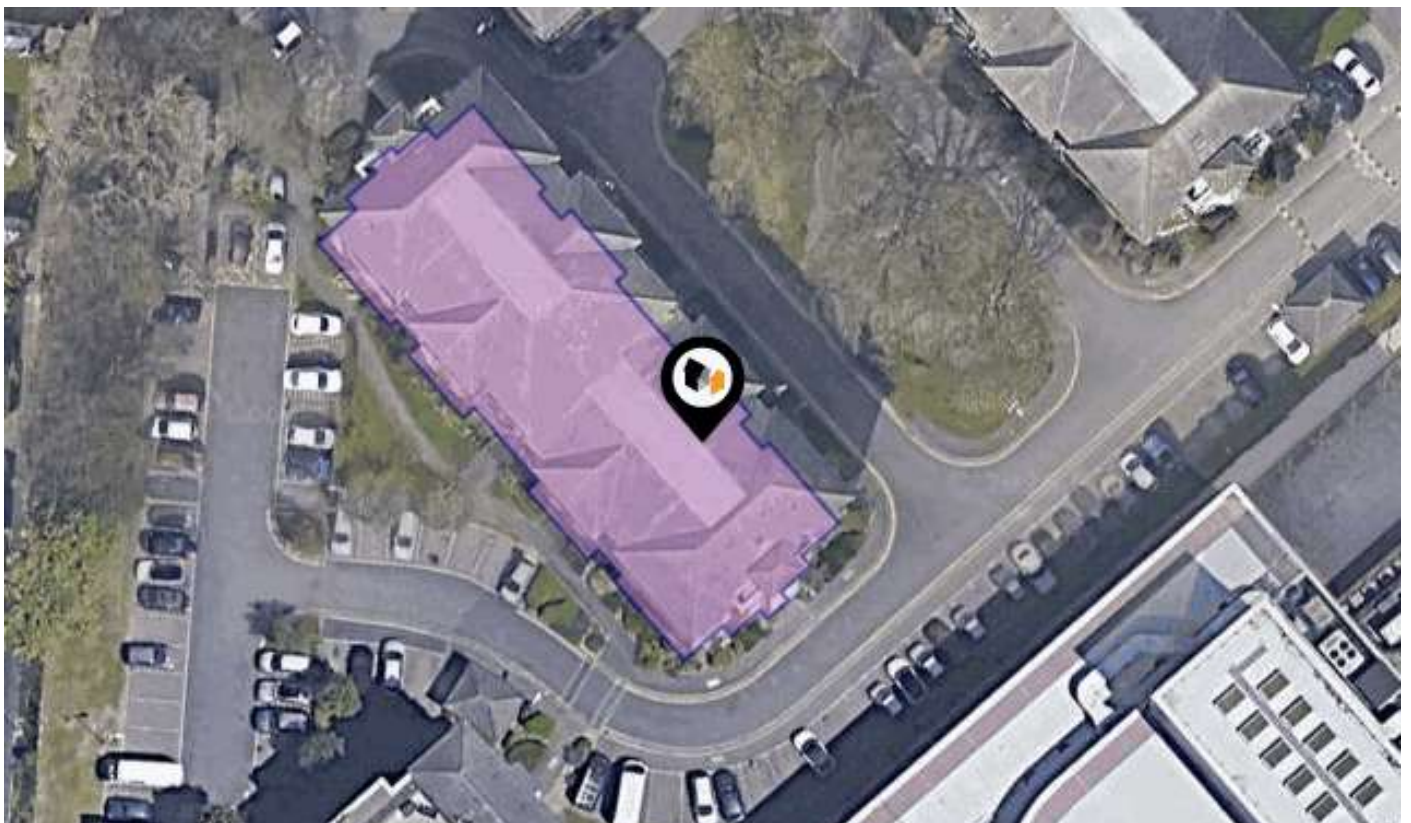




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Friday 15th May 2026



107, THE PARKLANDS, DUNSTABLE, LU5 4GW

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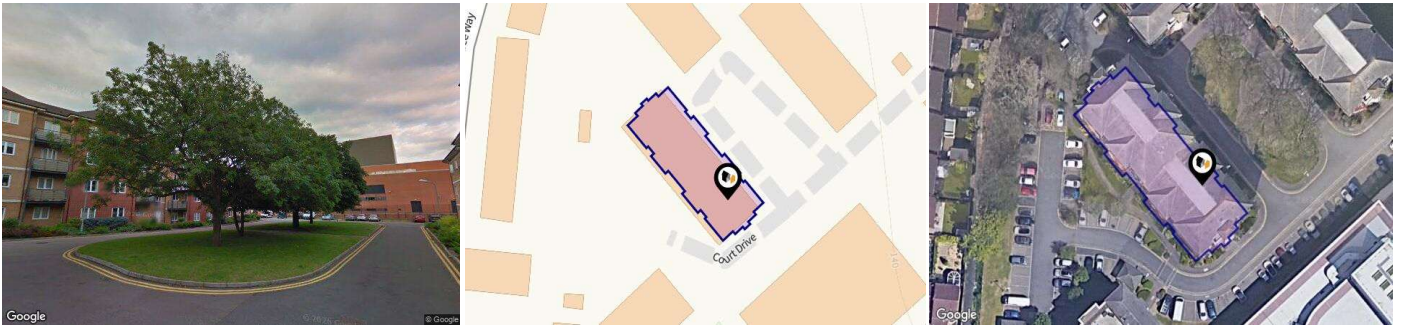
77 Deansgate Manchester M3 2BW

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Property

Type:	Flat / Maisonette	Last Sold Date:	10/03/2008
Bedrooms:	1	Last Sold Price:	£135,000
Floor Area:	570 ft ² / 53 m ²	Last Sold £/ft²:	£255
Plot Area:	0.21 acres	Tenure:	Leasehold
Year Built :	2008		
Council Tax :	Band B		
Annual Estimate:	£1,957		
Title Number:	BD263261		
UPRN:	10002274679		
Restrictive Covenants:	Yes		

Local Area

Local Authority:	Central bedfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

17 mb/s	61 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



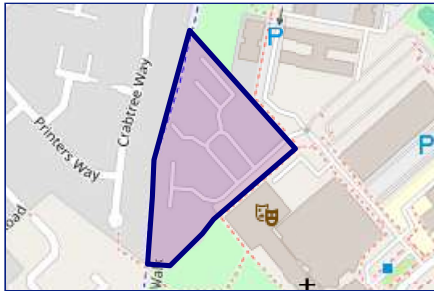
Satellite/Fibre TV Availability:



Property Multiple Title Plans

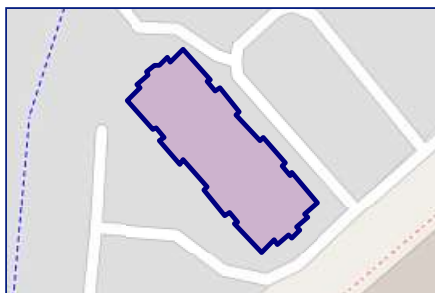
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Freehold Title Plan



BD246330

Leasehold Title Plan



BD263261

Start Date: 09/03/2008
End Date: 01/01/2131
Lease Term: 125 years from 1 January 2006
Term Remaining: 104 years

Property EPC - Certificate

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107 The Parklands, LU5 4GW

Energy rating

D

Valid until 12.05.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Room heaters, electric
Main Heating Controls:	No thermostatic control of room temperature
Hot Water System:	Electric immersion, standard tariff
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	53 m ²

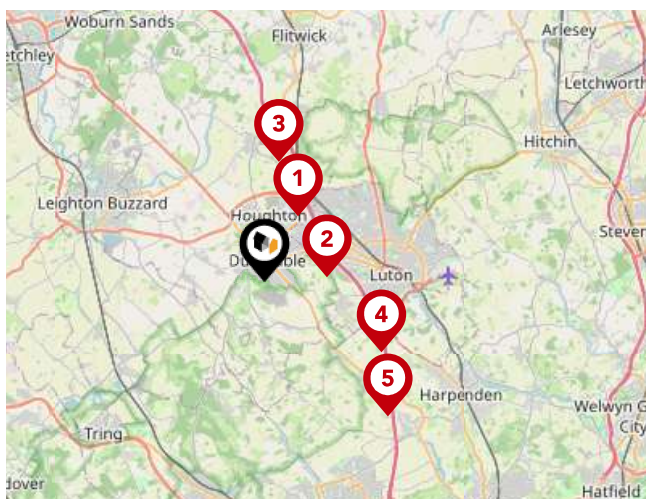
Area

Transport (National)



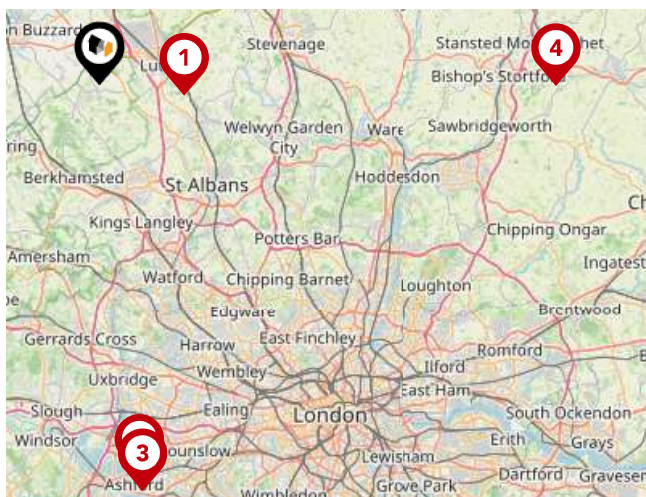
National Rail Stations

Pin	Name	Distance
1	Leagrave Rail Station	2.91 miles
2	Harlington (Beds) Rail Station	5.03 miles
3	Luton Rail Station	4.68 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J11A	2.69 miles
2	M1 J11	2.27 miles
3	M1 J12	4.4 miles
4	M1 J10	4.95 miles
5	M1 J9	6.67 miles

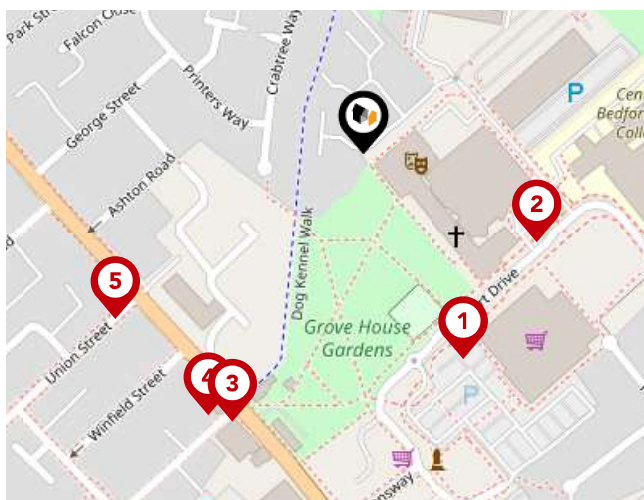


Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.26 miles
2	Heathrow Airport	28.97 miles
3	Heathrow Airport Terminal 4	29.99 miles
4	Stansted Airport	33.43 miles

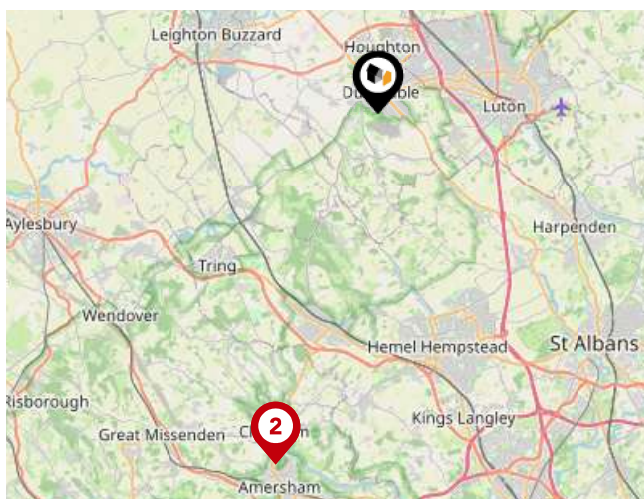
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Asda	0.13 miles
2	Grove Theatre	0.11 miles
3	Regent Street	0.17 miles
4	Regent Street	0.17 miles
5	Ashton Road	0.17 miles



Local Connections

Pin	Name	Distance
1	Chesham Underground Station	13.39 miles
2	Chesham Underground Station	13.39 miles



Ferry Terminals

Pin	Name	Distance
1	Kew Pier	29.75 miles
2	Richmond St. Helena Pier	31.29 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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