



## 2 bed flat to buy in LU6

High Street South, Dunstable,  
Bedfordshire, LU6 3HP

**£95,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ TWO-BEDROOM GROUND FLOOR
- ✓ CASH BUYERS ONLY DUE TO SHORT LEASE
- ✓ 36 YEARS REMAINING ON THE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

No upper chain a spacious vacant two-bedroom ground floor flat in central dunstable ideal for a buy-to-let investment. **\*\*cash buyers only\*\***

This superb property presents a rare and exciting opportunity right in the heart of central Dunstable. Offered to the market with no upper chain and sold vacant, it's an ideal choice for investors looking for a ready-to-go buy-to-let.

Featuring a spacious ground-floor, two-bedroom layout, the home benefits from gas central heating, well-proportioned living spaces, and an attractive potential rental return of £950 PCM. With 36 years remaining on the lease, it represents a realistic investment option with excellent scope for returns.

Located just moments from the town centre, residents enjoy effortless access to shops, amenities, transport links, and everything Dunstable has to offer. Parking is available via permit, ensuring convenient town-centre living.

A fantastic investment opportunity that comes highly recommended, early viewing is strongly advised to avoid missing out.

Kitchen - 2.74 x 2.40 (8'11" x 7'10" ) -

Lounge / Diner - 4.30 x 4.22 (14'1" x 13'10" ) -

Master Bedroom - 4.10 x 3.28 (13'5" x 10'9" ) -

Bedroom Two - 3.35 x 2.30 (10'11" x 7'6" ) -

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 36

Annual Ground Rent Amount: £16.00

Annual Service Charge Amount: £880.00

Price: Starting Bid £95,000

Property Type: Flat

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

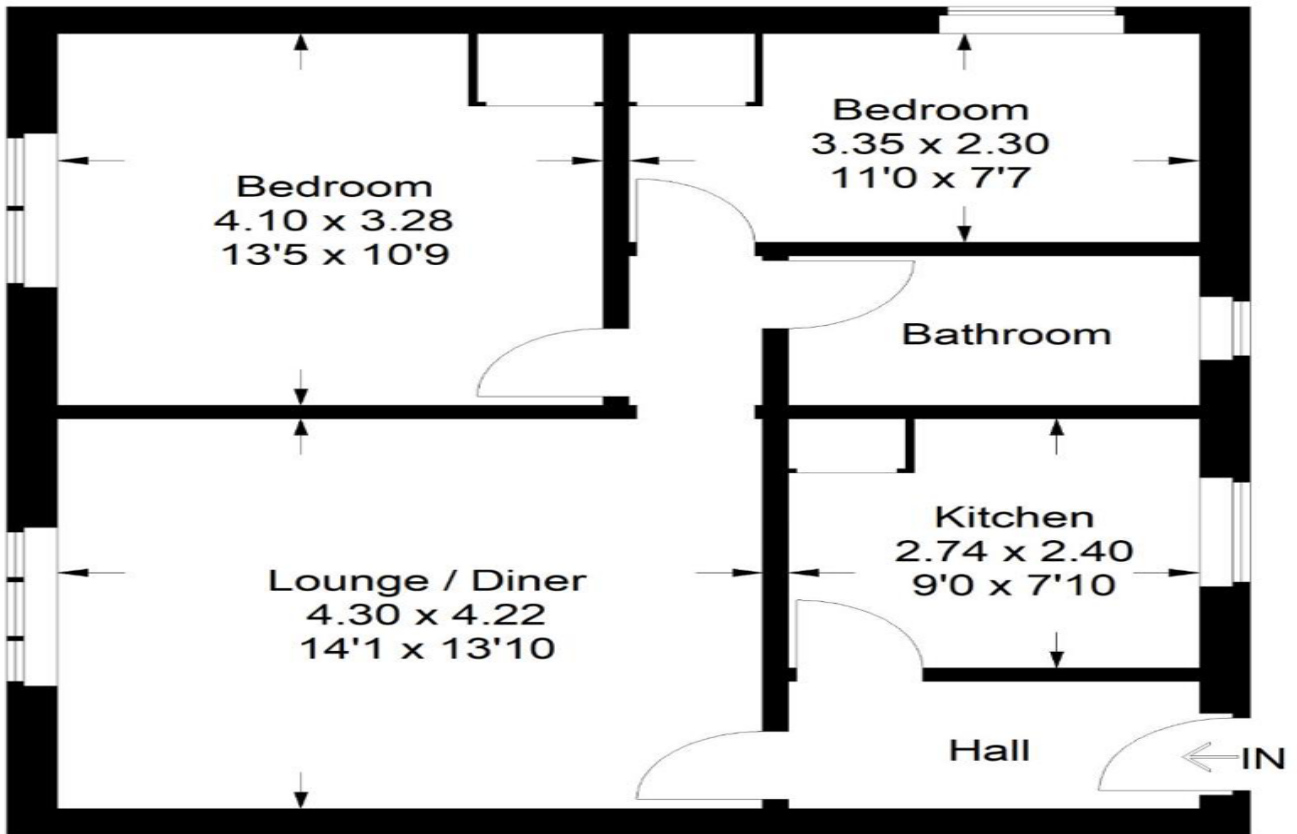
Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

High Street South, Dunstable, Bedfordshire, LU6 3HP

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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