

2 bed flat to buy in LU6

Staines Square, Dunstable, Bedfordshire, LU6 3JQ

£135,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Garage parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- SCOPE TO IMPROVE & MODERNISE
- COMMUNAL LIFT ACCESS
- GARAGE INCLUDED
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

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.

988 LEASE LENGTH

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 £1,150 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.

Kitchen - 8.93 x 11.39 (29'3" x 37'4") -

Living Room - 19.67 x 12.07 (64'6" x 39'7") -

Bedroom 1 - 11.63 x 14.70 (38'1" x 48'2") -

Bedroom 2 - 9.04 x 9.42 (29'7" x 30'10") -

Bathroom - 5.62 x 7.24 (18'5" x 23'9") -

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 988

Annual Ground Rent Amount: £80.00

Annual Service Charge Amount: £1,800.00

Price: Starting Bid £135,000

Property Type: Flat

Parking: Garage

Construction materials: Brick and block

Roofing type: Flat

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

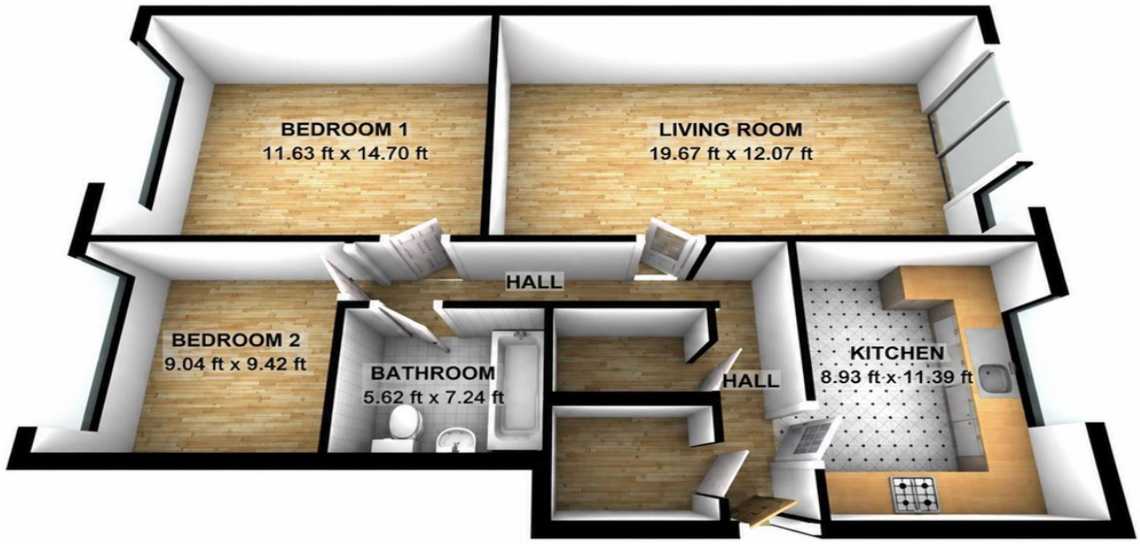
Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

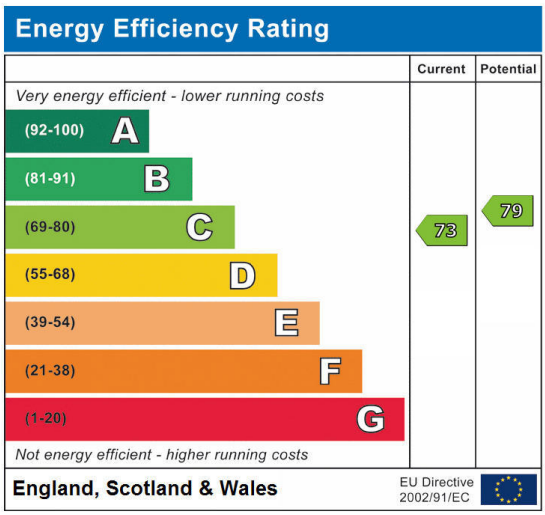
Mobile signal coverage: Good

FIRST FLOOR

APPROX. 788.5 SQ. FEET



TOTAL AREA: APPROX. 788.5 SQ. FEET



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

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