



High Street North, Dunstable, Bedfordshire

Guide Price: £80,000

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Situated in the heart of Dunstable on High Street North, this two-bedroom apartment presents an excellent opportunity for buyers looking to renovate and add value. Requiring modernisation throughout, the property offers fantastic potential to create a stylish home or an attractive investment.

The accommodation comprises an entrance hallway providing access to all rooms, a spacious and private lounge, a versatile second bedroom that could also be used as a home office or dining room, a fitted kitchen, a generous principal bedroom, and a bathroom located at the rear of the property. Further benefits include secure communal parking, accessed via a private slip road off George Street, with a convenient walkway leading directly to the apartment's entrance.

The property is offered with approximately 57 years remaining on the lease, with a ground rent of £200 per annum and a service charge understood to be approximately £302 per annum.

Ideally located within walking distance of Dunstable town centre, the property enjoys easy access to a wide range of local amenities, including the Quadrant Shopping Centre, Asda Superstore, White Lion Retail Park, Grove House Gardens and the popular Grove Theatre. Commuters are well served by excellent transport links, including the guided busway providing direct access to Luton Train Station, as well as convenient road connections to Junctions 9, 11 and 11A of the M1 motorway.



Ground Floor

Total floor area 62.9 m² (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£302 A Year**

Years Left on Lease: **57**

Ground Rent: **£200 A Year**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: LDU_LDU260074_R4PL_8

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