



All enquiries Ref: James Paterson



- Long leasehold fifth floor purpose built self-contained flat requiring modernisation
- Full vacant possession

Location:

The property is situated on Church Street on the north side of the road, close to Dunstable town centre, between its junctions with Kingsway and High Street South. Public transport links include Legrave mainline rail station together with a network of local bus services serving Dunstable and Luton. Road links include the A505 to the west and the M1 to the east. Shopping amenities can be found locally within Dunstable town centre, with an extensive range of shops, bars and restaurants being found in Luton town centre. Recreational pursuits can be found locally at the open spaces of Priory Gardens.

Description:

Long leasehold fifth floor purpose built self-contained flat requiring modernisation.

Accommodation:

Fifth floor: One bedroom, reception room/kitchen, bathroom/WC
Gross Internal Area GIA (Source: EPC) approximately 44 sq m (473 sq ft)

EPC rating: C

Council Tax Band: A

Lease:

Held on a long lease for a term of 125 years from 3rd September 2004 (Thus having approximately 103 years remaining) at a current ground rent of £200 per annum.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

