

22 Falcon Close, Dunstable, Bedfordshire, LU6 1UP
Guide Price £90,000

ROBINSONS

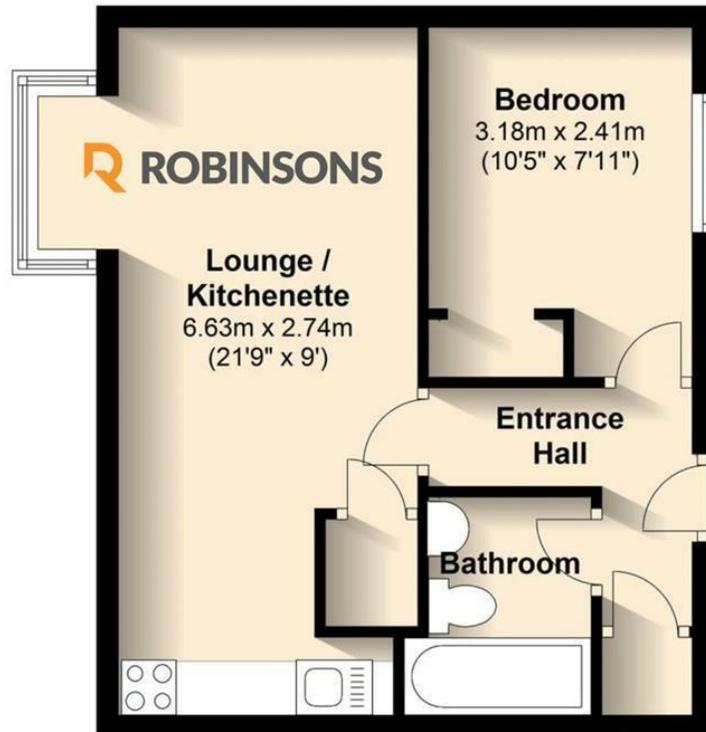


CHAIN FREE – MODERN & LOW-MAINTENANCE ONE-BEDROOM GROUND FLOOR FLAT IN DESIRABLE FALCON CLOSE CUL-DE-SAC – CASH BUYERS ONLY.

This charming yet spacious one-bedroom ground-floor flat is located in the highly desirable Falcon Close, Central Dunstable. The property features an open-plan kitchen, living, and dining area, flooding the space with natural light and offering views of the communal garden. The flat also boasts a vibrant garden area and allocated parking. The accommodation includes: an entrance hall with an entry phone system, a spacious open-plan kitchen/living/dining area, a fully integrated kitchen, a well-sized master bedroom, a main bathroom with both a bath and shower, and a well-maintained communal space with parking.

Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 32.6 sq. metres (351.0 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	