

10B Viceroy Court High Street South, Dunstable, LU6 3HW
Asking Price £50,000

 **ROBINSONS**



BUY-TO-LET INVESTMENT OPPORTUNITY - NO UPPER CHAIN AND TENANT IN SITU PROVIDING IMMEDIATE RENTAL INCOME AND A HASSLE-FREE INVESTMENT FROM DAY ONE.

An excellent opportunity for investors seeking a ready-made property generating income from day one. This purpose-built studio flat is situated within Viceroy Court on High Street South, Dunstable, and offers a low-maintenance and reliable investment in a popular residential area.

The property forms part of a well-maintained mid-20th century block and features a bright studio room, separate fitted kitchen, and bathroom, with an overall floor area of approximately 301 sq. ft. Its layout provides practical, self-contained accommodation that consistently appeals to tenants looking for affordable, well-located housing.

Located just a short distance from Dunstable town centre, local amenities, and major transport links, the property offers strong rental demand and long-term investment potential. Permit parking is available for residents, ensuring convenience and accessibility.

With no upper chain and a tenant in situ, this property represents an immediate and straightforward investment opportunity for both new and experienced landlords.



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Approximate Gross Internal Area = 33.2 sq m / 357 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID861775)



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