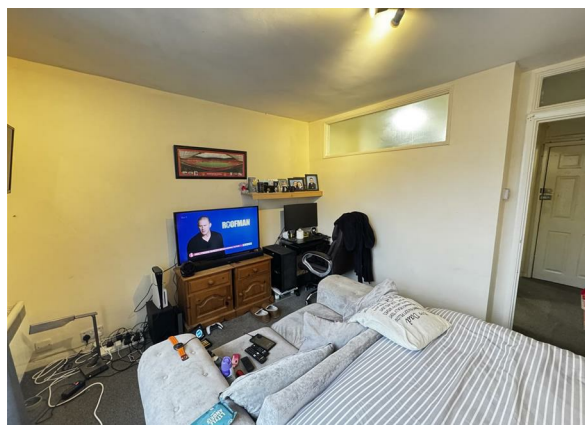


10A Viceroy Court High Street South, Dunstable,  
Bedfordshire, LU6 3HW  
Asking Price £50,000

**ROBINSONS**



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

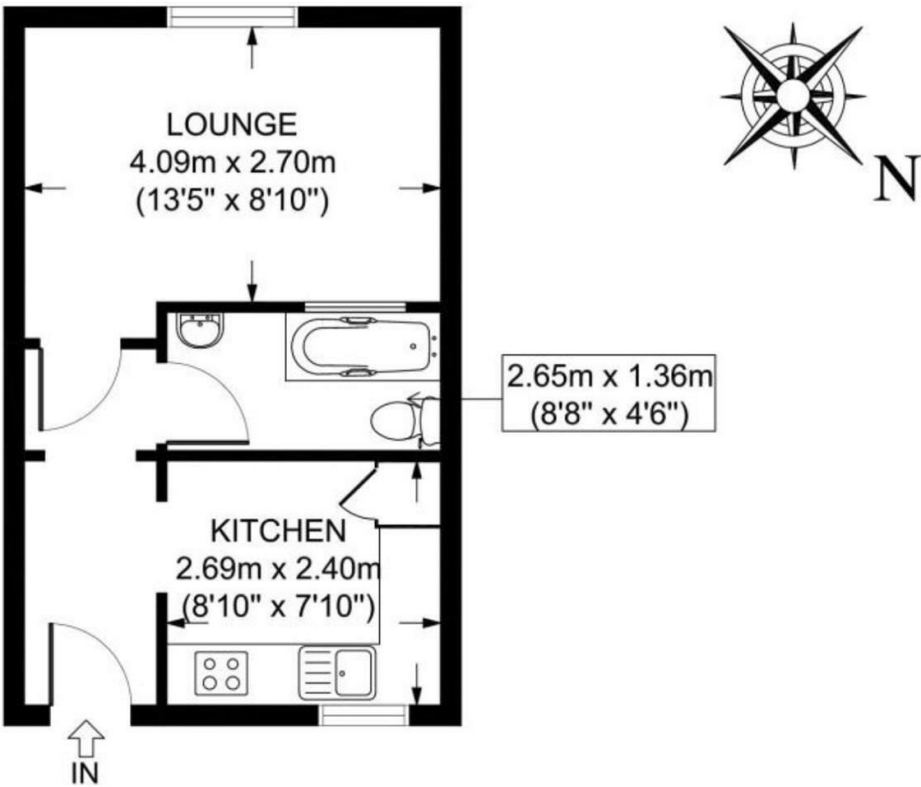
An excellent opportunity for investors seeking a ready-made property generating income from day one. This purpose-built studio flat is situated within Viceroy Court on High Street South, Dunstable, and offers a low-maintenance and reliable investment in a popular residential area.

The property forms part of a well-maintained mid-20th century block and features a bright studio room, separate fitted kitchen, and shower room, 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.



20 West Street  
Dunstable  
Bedfordshire  
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<https://www.robinsons-estates.co.uk>



APPROX. GROSS INTERNAL FLOOR AREA 291 SQ FT / 27 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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