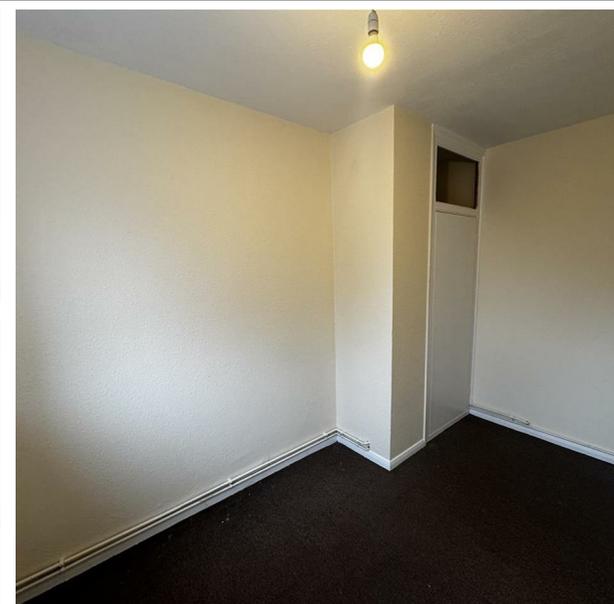


75 Viceroy Court High Street South, Dunstable, LU6 3HP
£110,000

ROBINSONS



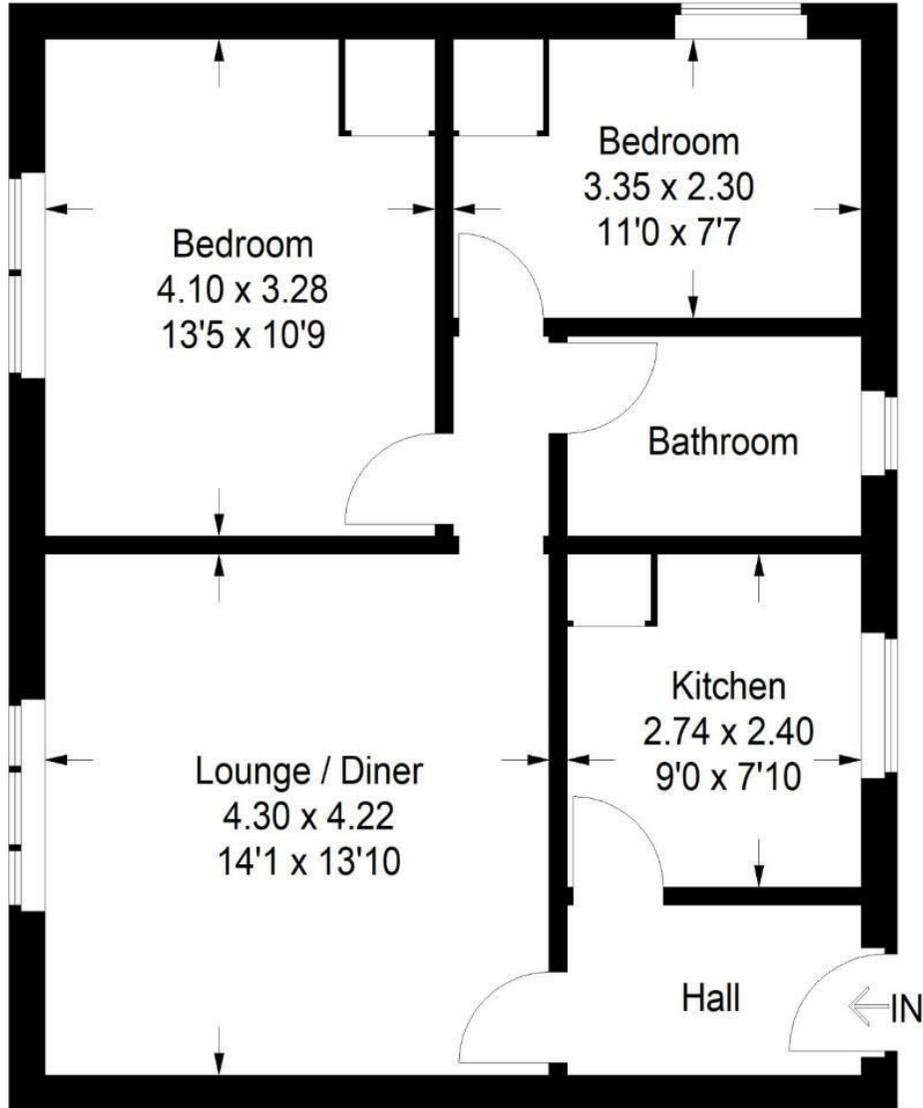
NO UPPER CHAIN A SPACIOUS VACANT TWO-BEDROOM GROUND FLOOR FLAT IN CENTRAL DUNSTABLE IDEAL FOR A BUY-TO-LET INVESTMENT. **CASH BUYERS ONLY**

This superb property presents a rare and exciting opportunity right in the heart of central Dunstable. Offered to the market with no upper chain and sold vacant, it's an ideal choice for investors looking for a ready-to-go buy-to-let.

Featuring a spacious ground-floor, two-bedroom layout, the home benefits from gas central heating, well-proportioned living spaces, and an attractive potential rental return of £950 PCM. With 36 years remaining on the lease, it represents a realistic investment option with excellent scope for returns.

Located just moments from the town centre, residents enjoy effortless access to shops, amenities, transport links, and everything Dunstable has to offer. Parking is available via permit, ensuring convenient town-centre living.

A fantastic investment opportunity that comes highly recommended, early viewing is strongly advised to avoid missing out.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	