



**Stokers Close
Dunstable
Bedfordshire
LU5**

Offers In Excess Of £185,000

bettermove

Stokers Close

Dunstable

Bettermove are proud to present this 2 bedroom flat in Dunstable.

This property benefits from double glazing, and gas central heating throughout, with off street parking available via the allocated parking.

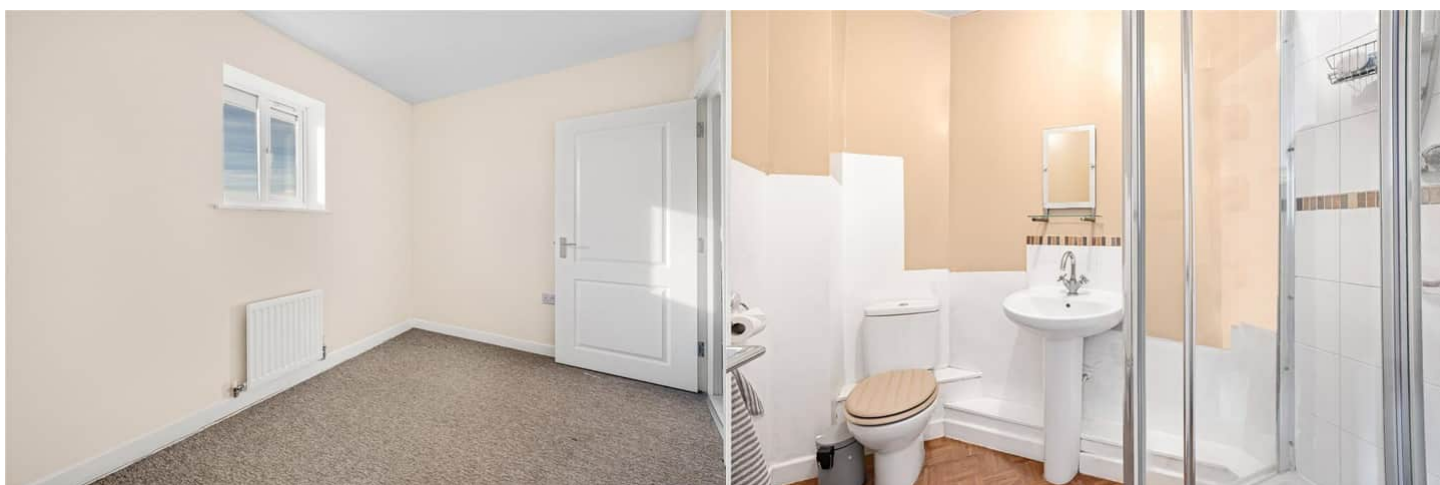
The council tax band is C.

This is a leasehold property with 106 years remaining on the lease; the ground rent is £270pa and the service charge is £160pcm.

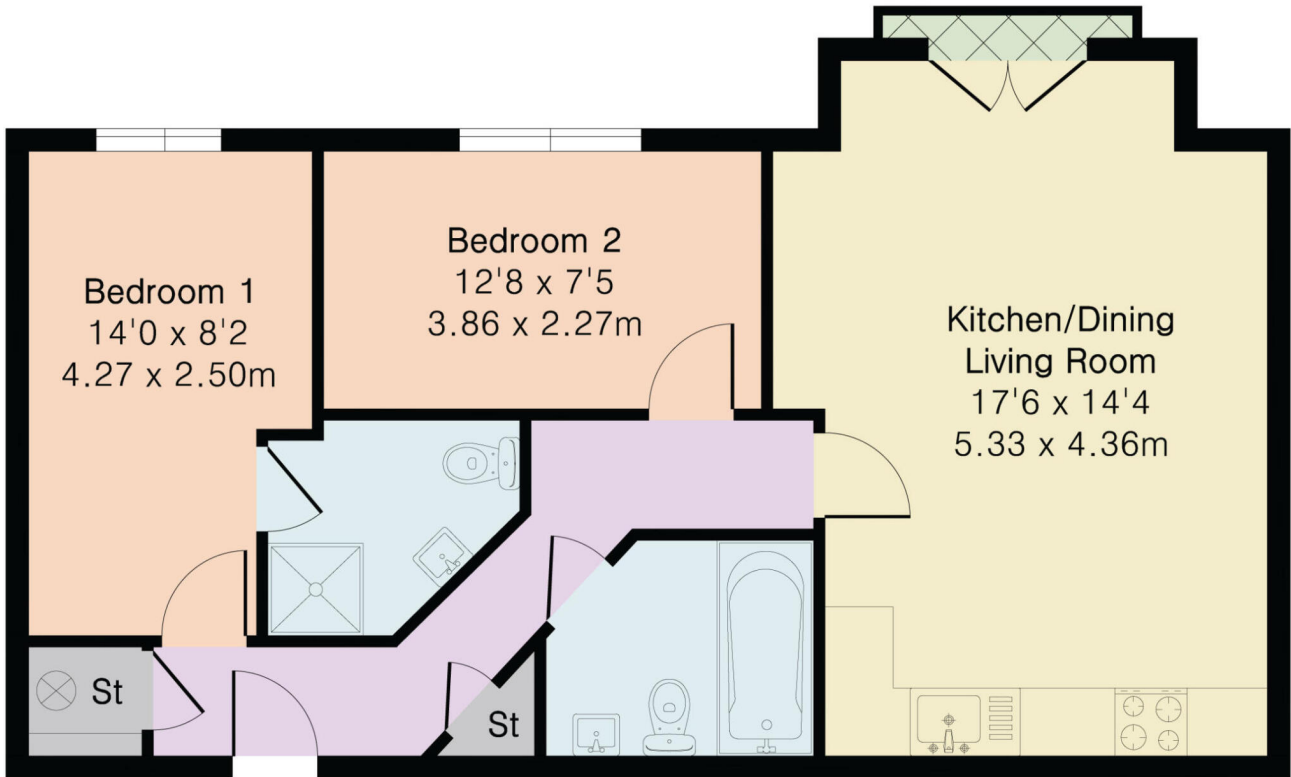
The interior of this beautifully presented property comprises a spacious open plan living/dining room and fitted kitchen, as well as the 2 bedrooms with the master bedroom including an en-suite and the family bathroom.

Located in the popular town of Dunstable, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leagrave train station (3.3 miles), variety of bus routes and the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approximate Gross Internal Area 652 sq ft - 61 sq m



Top Floor Flat

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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