



London Road
Dunstable
Bedfordshire
LU6

Offers in Excess of £135,000

bettermove

London Road Dunstable

Bettermove are proud to present this 1 bedroom flat in Dunstable, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with secure, underground parking available.

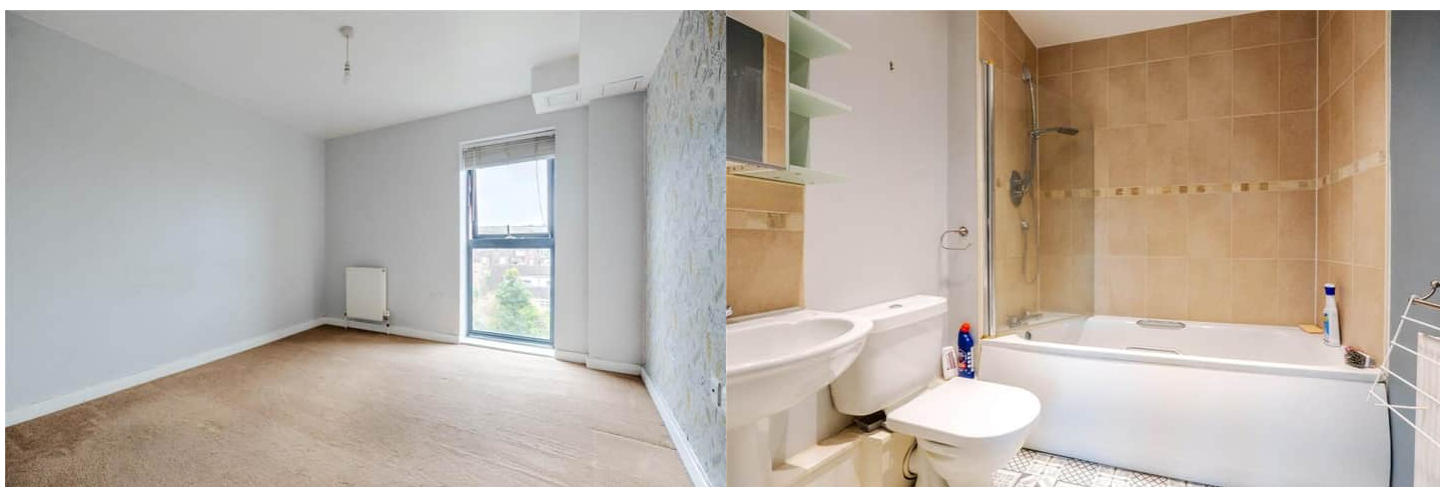
The council tax band is A.

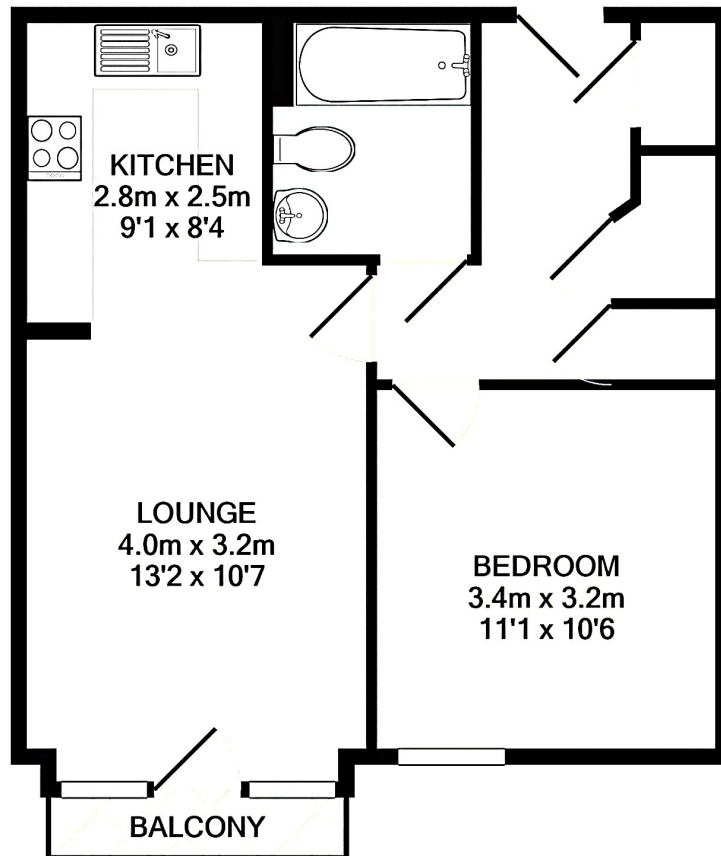
This is a leasehold property with 89 years remaining on the lease; the service charge is £1,725.60 per annum.

The interior of this beautifully presented, top floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. The property further benefits from a private balcony, accessible via the living room, perfect for enjoying the summer months.

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, a variety of local bus routes, and quick access to the M1.

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





TOTAL APPROX. FLOOR AREA 44.1 SQ.M. (475 SQ.FT.)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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