



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

## High Street, South Dunstable, LU6



**OFFERED TO CASH BUYERS ONLY.**

This one bedroom ground floor apartment is in the Priory area of Dunstable.

Comprising of a modern kitchen and bathroom, lounge,  
large bedroom and parking too.

The property benefits from being close to all local amenities  
and has excellent transport links.

- **CASH BUYERS ONLY**
- **Great Investment**
- **Ground Floor Flat**
- **One Bedroom**
- **Open Plan Lounge/Kitchen**
- **Parking**
- **Close to Amenities**
- **Chain Free!**

**Guide Price £115,000 Leasehold**

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## Accommodation Comprises

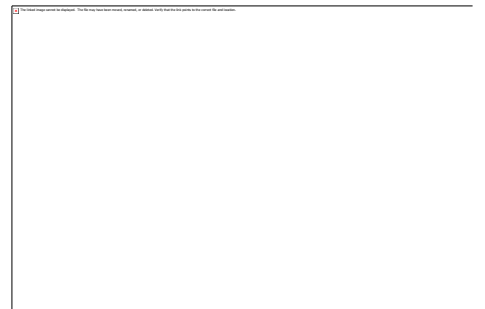
Lounge 12'11" x 12'5" (3.94m x 3.78m)

Kitchen 9'3" x 5'9" (2.82m x 1.75m)

Bedroom 15'10" x 10'0" (4.83m x 3.05m)

Bathroom 7'1" x 5'7" (2.16m x 1.70m)

Resident Parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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**VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.