

## 22a Western Way

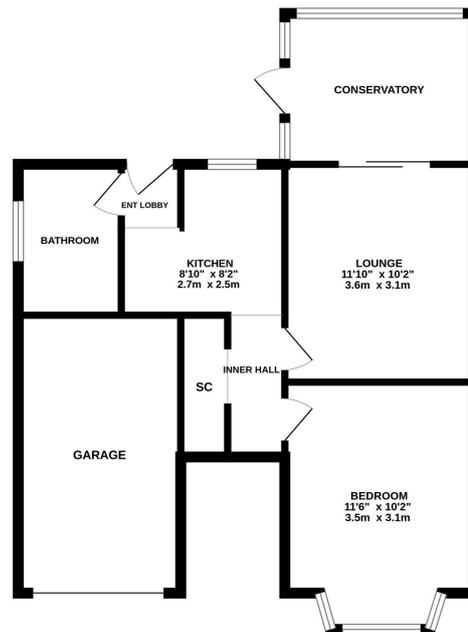
Guide Price £150,000

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- Bay Fronted Lounge
- Conservatory
- Walking Distance From Luton & Dunstable Busway System
- No Service Charge
- Vacant & Chain Free
- South Facing Private Rear Garden
- Garage & Driveway
- 65 Years Remaining On Lease
- Ground Rent £125 Per Year
- Please quote reference no. MS0216

GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA- 630 sq ft. (58.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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A one bedroom ground floor maisonette in East Dunstable with private south-facing rear garden.

Accommodation comprises rear entrance, kitchen, hallway, bay fronted lounge, double bedroom, conservatory, bathroom, enclosed rear garden, garage and driveway. Replacement uPVC double glazing and gas central heating via a combination boiler.

Garage & driveway.

65 years remaining on the lease. No chain.

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