

# LANES



## 5 Ickniel House, 40 West Street, Dunstable, Beds, LU6 1GB

Lanes are delighted to offer this One double bedroom Ground Floor executive apartment located in the centre of Dunstable, finished to a high specification throughout, including electric central heating system. The property includes open plan kitchen/living with all white goods, bedroom and family bathroom. The property offers allocated parking within a gated secure car park. Viewing through Lanes as sole agent. Available the end of June.

\*Professionals only \* Council tax band A

- One Double Bedroom
- Allocated Parking
- Open Plan Living
- Ground Floor Apartment
- Professionals Only
- Available The End Of June
- White Goods
- Council Tax Band A

### £995 PCM

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## Marketing information

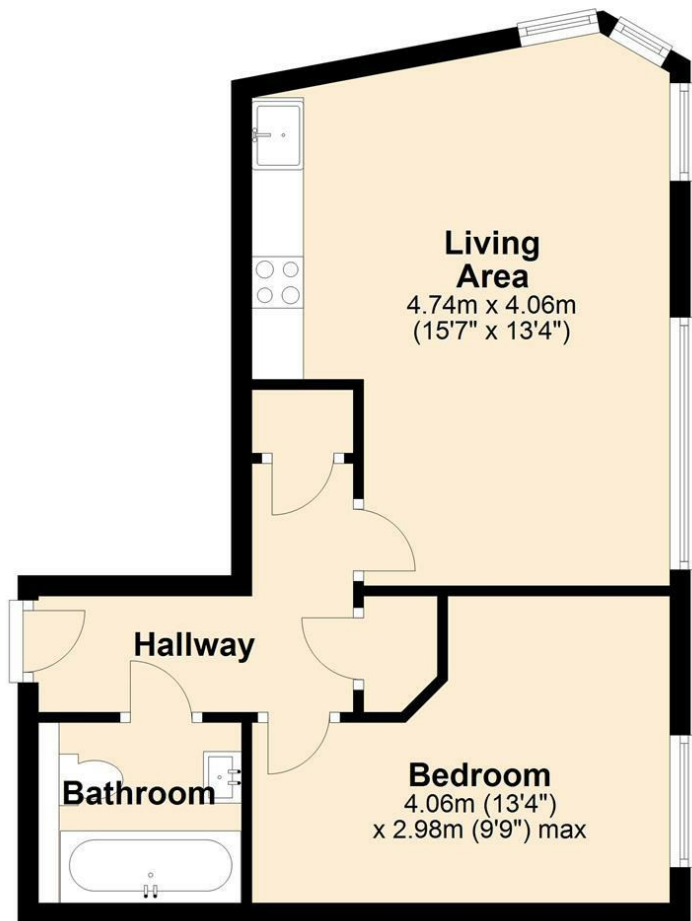
Lanes Sales and Lettings are a member of The Property Ombudsman Redress Scheme. Contact 01722 333306

Tenants deposit are registered with the Tenants Deposit Scheme. Contact 0300 037 1000





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC