



PR 
PROPERTY

71a West Parade, Dunstable, Bedfordshire, LU6 1EN
£800 PCM

- Exclusive to PR Property Lettings
- Close to Centre of Dunsstable
- Kitchen appliances included

- Available Now
- Ground Floor apartment
- Must Be Viewed

- Gas Bill included in rental price
- Well presented

** Exclusive to PR Property lettings ** Spacious Studio Apartment ** ** Gas bill included in rental price ** Ground floor ** Kitchen with Fridge/freezer and Washing Machine ** 5 minutes walk to the shops ** Available Now **

OPEN PLAN LIVING 12'2" X 11'8" (3.72M X 3.55M)

Bay window to side, door to:

KITCHEN 10'8" X 8'0" (3.24M X 2.43M)

Door to:

BATHROOM 10'8" X 3'8" (3.24M X 1.12M)

Door.

Ground Floor

Approx. 25.6 sq. metres (276.1 sq. feet)



Total area: approx. 25.6 sq. metres (276.1 sq. feet)

71A West Parade

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