



71B West Parade, Dunstable, Bedfordshire, LU6 1EN  
£750 PCM

**PR**   
PROPERTY

- Exclusive to PR Property Lettings
- Studio Apartment

- Available to let now
- Bright and Airy feel

- Central heating included in bills
- Central Dunstable Location

**\*\*EXCLUSIVE TO PR Property Lettings \*\* Dunstable Town Centre \*\*\* Studio Apartment \*\*\* First Floor \*\*\* Gas Bill INCLUDED \*\*\* Situated along West Parade, this studio apartment offers a practical living solution right in the heart of the area.**

Inside, you'll find an open-plan living and sleeping area, with a kitchenette setup that allows you to prepare meals with ease. The space enjoys natural light, giving it an airy feel. The bathroom is self-contained, with essential fittings for comfortable daily use.

**OPEN PLAN LIVING 15'8" X 9'7" (4.77M X 2.93M)**

Two windows to side.

**BATHROOM**

Door.

**First Floor**

Approx. 15.8 sq. metres (169.8 sq. feet)



Total area: approx. 15.8 sq. metres (169.8 sq. feet)

**71B West Parade**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(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 & Wales	EU Directive 2002/91/EC	