

LANES



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

Lanes are delighted to offer for rent this well-presented one-bedroom executive ground floor apartment, ideally situated in the heart of Dunstable and finished to a high specification throughout.

The accommodation comprises a spacious open-plan living area with a modern fitted kitchen complete with integrated white goods, a double bedroom, and a contemporary bathroom. The property also benefits from electric central heating system and an allocated parking space within a secure gated car park.

Conveniently located close to local amenities and transport links, this apartment is ideal for professionals.

Available from beginning of October

Council Tax Band: A

Early viewing is highly recommended. Contact Lanes today to arrange an appointment.

- One Double Bedroom
- Allocated Parking
- Available beginning of October
- Ground Floor Apartment
- Council Tax Band A
- White Goods
- Open Plan Living

£950 PCM

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Marketing information

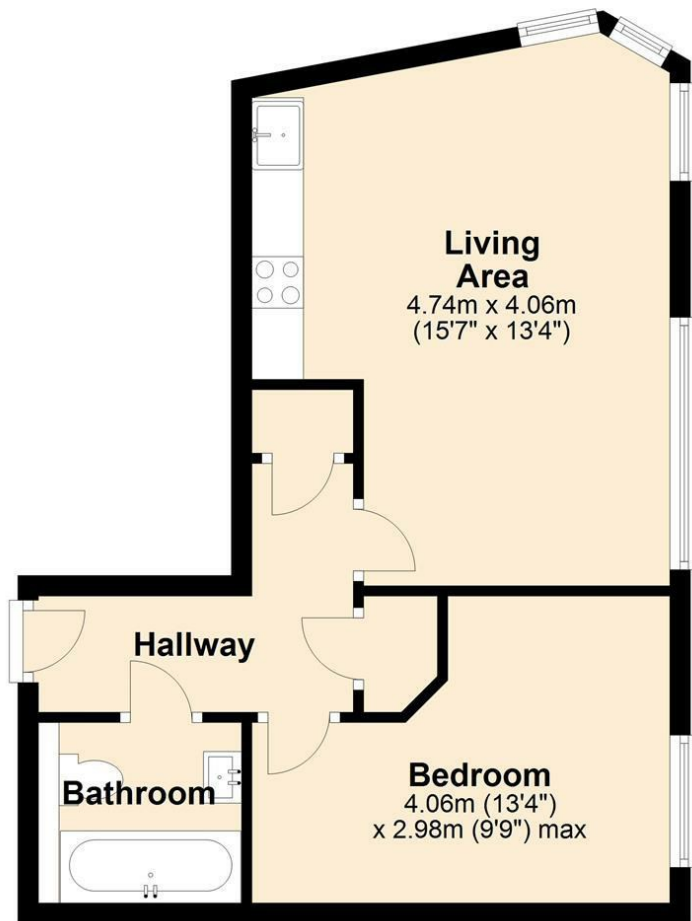
Lanes Sales and Lettings are a member of The Property Ombudsman Redress Scheme. Contact 01722 333306

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