

**LANES**

SALES & LETTINGS

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

Lanes are delighted to offer to the market this 1-bed executive apartment located on the 2nd floor, within the prestigious McCann Home Development in Central Dunstable.

The property consists of an open plan kitchen/lounge with all white goods included, one double bedroom and bathroom. The home also benefits from one allocated parking space within a gated car park, electric heating and is within walking distance to local amenities.

Please be advised that the existing marketing photos are historic and were taken prior to the tenant moving in.

Available June 2026 on an unfurnished basis, with viewing highly recommended.

- Executive Apartment
- Open Plan Lounge/Kitchen
- Second Floor
- White Goods Included
- One Bedroom
- Allocated Car Parking Space

**£950 PCM**

33 Icknield House, 40 West Street, Dunstable, Beds, LU6 1GB  
 14356660  
 £950 PCM

### Second 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		51	51
(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		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	