



36 Icknield House, 40 West Street, Dunstable, Beds, LU6 1GB

Lanes are pleased to present to the market this 1-bed third floor apartment located in central Dunstable within close proximity and walking distance to the town centre home to many amenities.

The property comprises of an open plan kitchen/lounge, one double bedroom and main bathroom. The home further benefits from electric central heating, white goods included and one allocated parking space to the side of the building.

Available March 2026 with viewing highly recommended.

- Available March 2026
- Built In Appliances
- Allocated Parking
- Executive Apartment
- Dunstable Town Centre
- Third Floor
- Council Tax Band: A

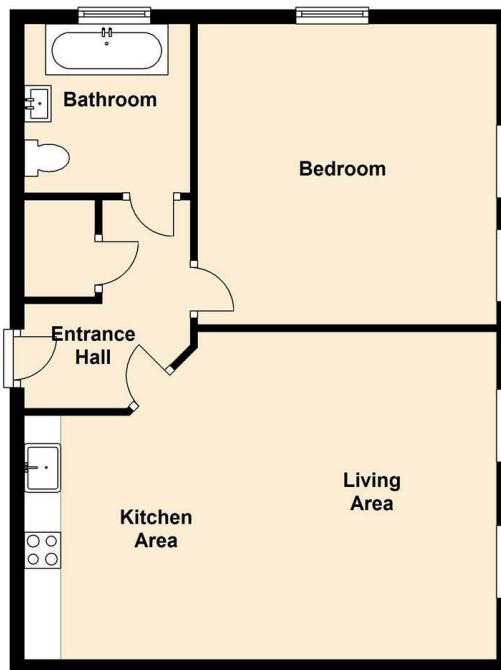
£950 PCM

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£950 PCM

Third 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	