

Flat 1 1 Icknield Street, Dunstable, Bedfordshire, LU6 3AD  
£475 PCM

- Available Soon
- Modern Interior

- Studio Apartment
- Central Location

- Excellent condition
- Must Be Viewed

\*\*\*\* EXCLUSIVE TO P&R PROPERTY LETTINGS \*\*\*\* FABULOUS STUDIO APARTMENT LOCATED CLOSE TO THE TOWN CENTRE. The property benefits from accommodation including entrance hall, living room, kitchen and shower room. Permit parking is available in the street.

### ENTRANCE HALL

Window to side, fitted carpet, door to:

### LIVING ROOM 10'11" X 7'11" (3.33 X 2.41)

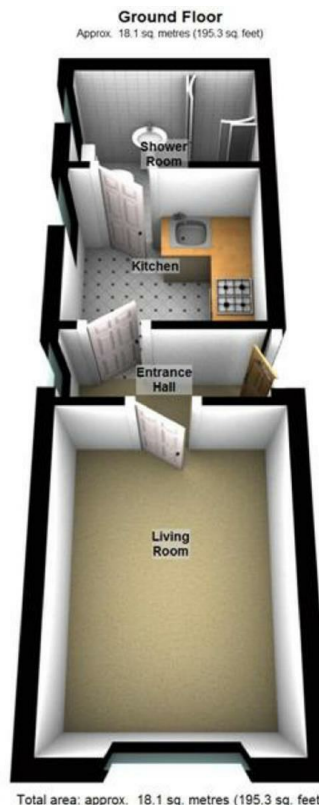
Sash window to front, fitted carpet.

### KITCHEN 7'5" X 6'7" (2.26 X 2.01)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, fridge, fitted electric oven, built-in four ring hob with extractor hood over included, window to side, vinyl flooring, door to:

### SHOWER ROOM

Fitted with three piece suite comprising tiled shower enclosure with body jets, wash hand basin, close coupled WC and heated towel rail, extractor fan, full height tiling to all walls, obscure window to side, tiled flooring.



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	