



FORTY  
WEST  
STREET  
DUNSTABLE

**McCANN HOMES  
HAVE BUILT AN  
ENVIABLE REPUTATION  
FOR BUILDING  
QUALITY HOMES IN  
BUCKINGHAMSHIRE,  
BEDFORDSHIRE &  
SURROUNDING AREAS.**

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Our ethos is simple - To build homes that we as a company can be proud of but more importantly our customers are proud to call them home.

With a strong focus on design with meticulous attention to detail - All McCann Homes are finished to the highest of standards.

We pride ourselves on our exceptional after sales service - We understand this is as every bit important to our customers experience when making a decision to buy a new home.

**McCann**

**HOMES**



**40 WEST STREET -  
MCCANN HOMES LATEST  
DEVELOPMENT FEATURING  
CONTEMPORARY 1 & 2  
BEDROOM APARTMENTS  
CENTRALLY LOCATED IN  
DUNSTABLE TOWN CENTRE.**

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Everyday convenience and needs are covered with local stores including butchers, off licence, greengrocers, supermarkets, convenience stores, along with doctors surgery, dentists and opticians. Many chain stores can be found on the High Street in Dunstable and less than five miles away, in Luton, you will find all your favourite department stores. Dunstable Leisure Centre is under half a mile away offering a swimming pool, gym and multi sports facility.

Dunstable's historic town centre is home to the Priory Church of St Peter, a large and impressive building used for concerts from time to time. Dunstable's latest addition, the multi-million pound Grove Theatre offers a variety of entertainment every week of the year.

For fun days out at Dunstable Downs where you can enjoy the outstanding views over the Vale of Aylesbury and along the Chiltern Ridge, a kite-flying hotspot and ideal place to watch gliders soar over the glorious landscape.

Set within 510 acres of grassland and farmland, this prime walking country is home to a wealth of wildlife. Along the route enjoy the visitor centre; family-friendly café and gift shop. For the more adventurous there is the Dunstable hang gliding and paragliding club.

Further fun family days out can be enjoyed at Whipsnade Zoo & Safari park which is located only a short drive away from Dunstable.



SIDE ELEVATION



LIVING AREA



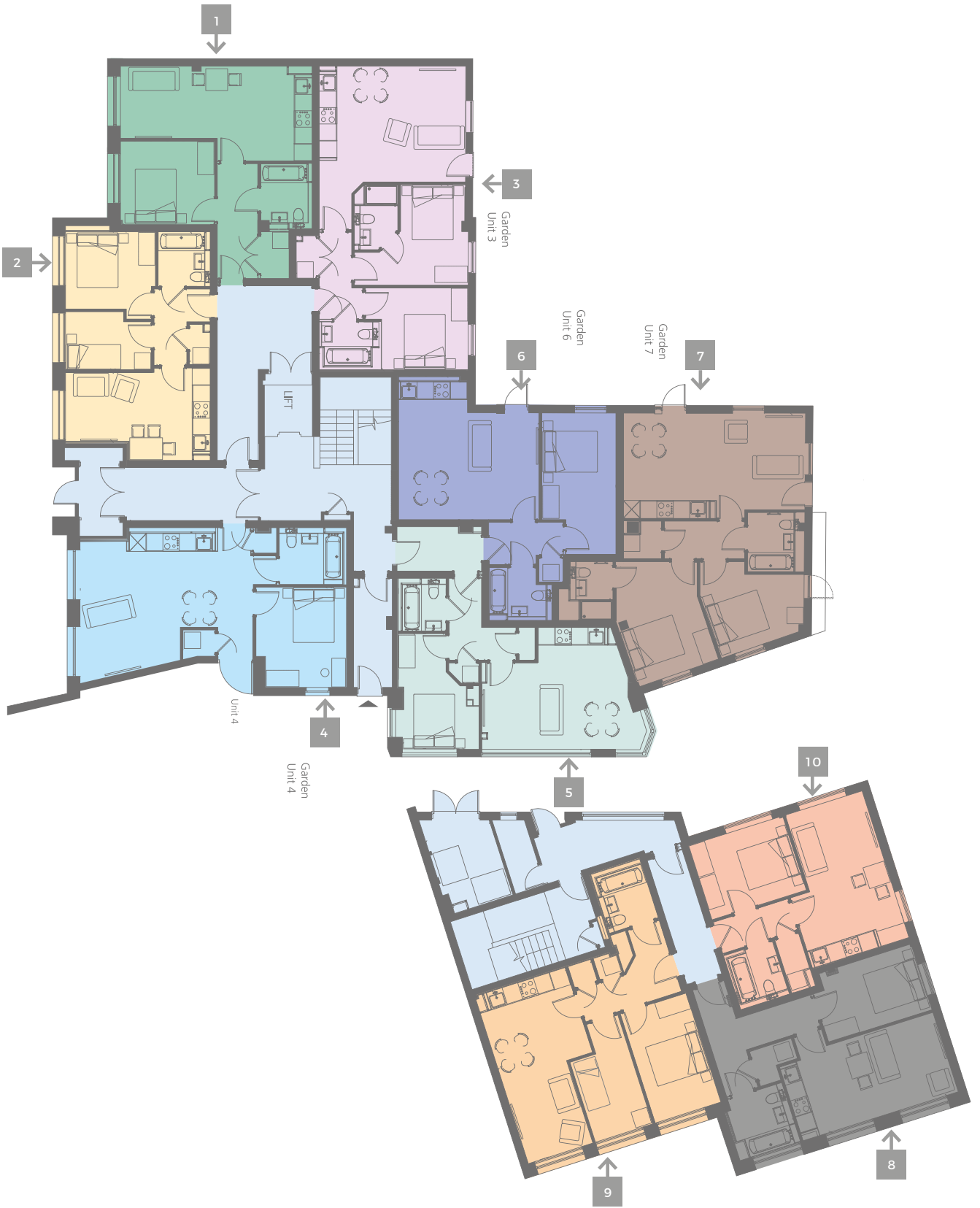
BEDROOM

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KITCHEN

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# GROUND FLOOR PLAN

## APARTMENT 1

AREA	45.88 <sup>M2</sup> - 494 <sup>FT2</sup>
LIVING/KITCHEN	2.65(3.48) x 7.00m
BEDROOM	3.05 x 3.45m
BATHROOM	2.41 x 1.89m

## APARTMENT 2

AREA	42.65 <sup>M2</sup> - 459 <sup>FT2</sup>
LIVING/KITCHEN	2.53(3.38) x 5.30m
BEDROOM 1	3.30 x 3.87m
BEDROOM 2	2.10 x 3.30m
BATHROOM	2.00 x 1.95m

## APARTMENT 3

AREA	61.20 <sup>M2</sup> - 659 <sup>FT2</sup>
LIVING/KITCHEN	4.25 x 5.39m
BEDROOM 1	3.70 x 2.36(4.17)m
BEDROOM 2	3.04 x 3.17m
BATHROOM	1.75 x 2.26m
ENSUITE	1.60 x 2.38m

## APARTMENT 4

AREA	49.59 <sup>M2</sup> - 534 <sup>FT2</sup>
LIVING/KITCHEN	4.69(5.06) x 6.33m
BEDROOM 1	3.35 x 3.68m
BATHROOM	2.12 x 2.50m

## APARTMENT 5

AREA	43.09 <sup>M2</sup> - 464 <sup>FT2</sup>
LIVING/KITCHEN	3.17(4.47) x 5.35m
BEDROOM 1	2.80(1.75) x 2.32(4.20)m
BATHROOM	1.75 x 1.97m

## APARTMENT 6

AREA	45.88 <sup>M2</sup> - 494 <sup>FT2</sup>
LIVING/KITCHEN	3.92(5.28) x 5.19m
BEDROOM	1.88(2.72) x 3.91m
BATHROOM	1.77(2.31) x 1.98m

## APARTMENT 7

AREA	63.90 <sup>M2</sup> - 688 <sup>FT2</sup>
LIVING/KITCHEN	3.53 x 6.69m
BEDROOM 1	3.01 x 3.78
BATHROOM	2.10 x 2.19m
ENSUITE	1.60 x 2.15m

## APARTMENT 8

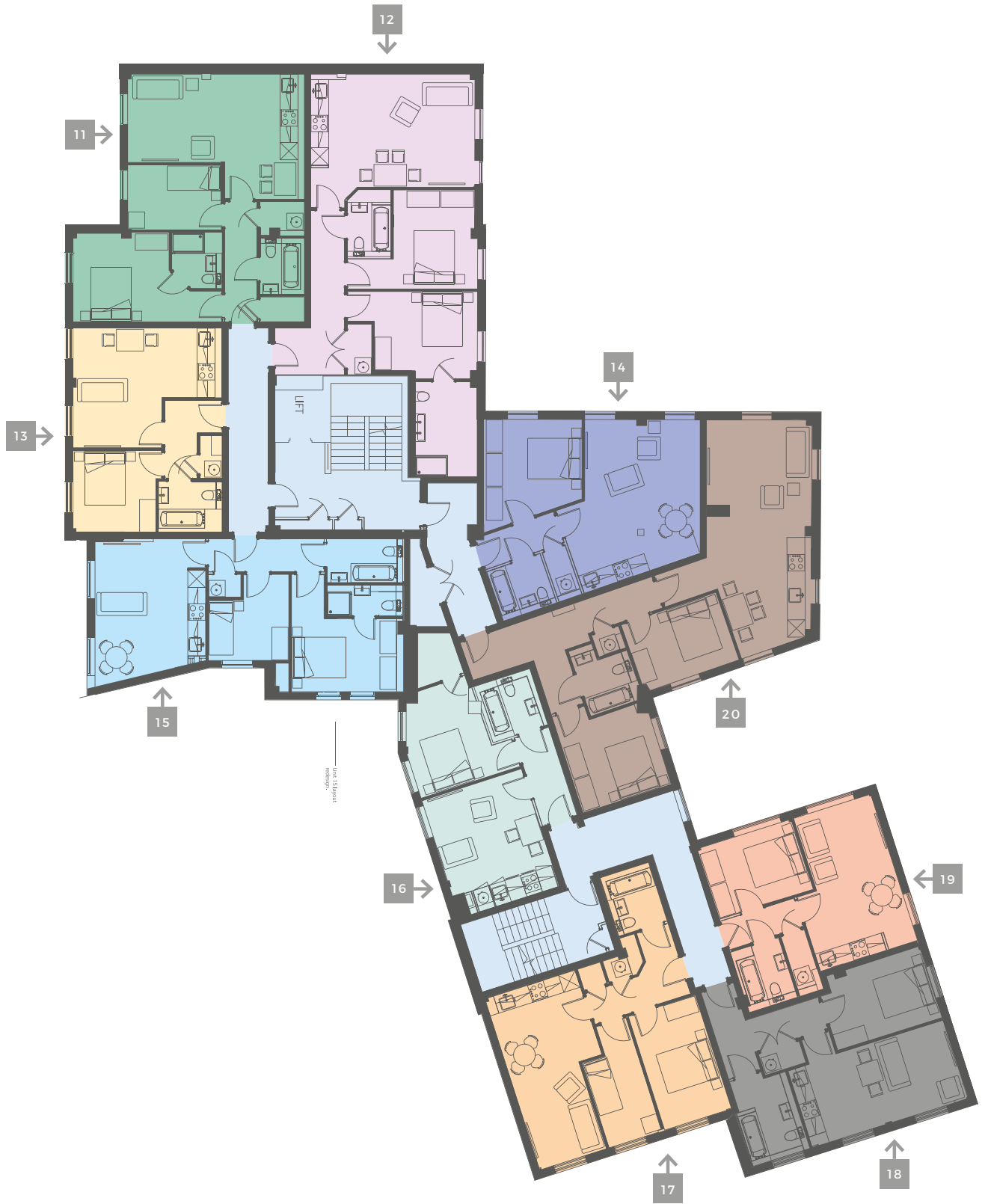
AREA	44.70 <sup>M2</sup> - 481 <sup>FT2</sup>
LIVING/KITCHEN	2.85(3.06) x 5.96m
BEDROOM 1	2.56 x 3.99m
BATHROOM	2.28 x 2.33m

## APARTMENT 9

AREA	51.51 <sup>M2</sup> - 554 <sup>FT2</sup>
LIVING/KITCHEN	2.85(3.06) x 5.96m
BEDROOM 1	2.56 x 3.99m
BEDROOM 2	2.22(1.20) x 3.05(4.20)m
BATHROOM	2.28 x 2.33m

## APARTMENT 10

AREA	38.70 <sup>M2</sup> - 417 <sup>FT2</sup>
LIVING/KITCHEN	2.96(3.70) x 5.66m
BEDROOM 1	2.86 x 3.66m
BATHROOM	1.90 x 2.05m





# FIRST FLOOR PLAN

## APARTMENT 11

AREA	65.34 <sup>M2</sup> - 703 <sup>FT2</sup>
LIVING/KITCHEN	3.26(4.61) x 6.51m
BEDROOM	3.05 x 3.45m
BATHROOM	1.77(2.31) x 1.98m
ENSUITE	1.85 x 2.05m

## APARTMENT 12

AREA	73.28 <sup>M2</sup> - 789 <sup>FT2</sup>
LIVING/KITCHEN	4.16 x 6.02m
BEDROOM 1	3.23 x 3.78m
BEDROOM 2	2.97(4.79) x 3.65(1.10)m
BATHROOM	1.60 x 1.80m
ENSUITE	2.57 x 3.50m

## APARTMENT 13

AREA	40.92 <sup>M2</sup> - 440 <sup>FT2</sup>
LIVING/KITCHEN	2.55(4.40) x 3.27(5.48)m
BEDROOM 1	2.92(3.92) x 3.63m
BATHROOM	1.88 x 2.33m

## APARTMENT 14

AREA	49.13 <sup>M2</sup> - 529 <sup>FT2</sup>
LIVING/KITCHEN	4.25(4.49) x 4.91(3.22)m
BEDROOM 1	2.92(3.92) x 3.63m
BATHROOM	1.91 x 2.08m

## APARTMENT 15

AREA	57.86 <sup>M2</sup> - 623 <sup>FT2</sup>
LIVING/KITCHEN	4.07 x 4.62(5.32)m
BEDROOM 1	2.69(4.32) x 3.88(1.20)m
BEDROOM 2	2.96(1.67) x 3.17(2.22)m
BATHROOM	1.61 x 2.80m
ENSUITE	1.13 x 2.80m

## APARTMENT 16

AREA	41.47 <sup>M2</sup> - 446 <sup>FT2</sup>
LIVING/KITCHEN	3.86 x 4.55m
BEDROOM	3.05 x 3.78m
BATHROOM	2.14 x 2.15m

## APARTMENT 17

AREA	53.98 <sup>M2</sup> - 581 <sup>FT2</sup>
LIVING/KITCHEN	2.58(3.48) x 3.24(6.61)m
BEDROOM 1	2.60 x 4.39m
BEDROOM 2	2.05(1.15) x 3.25(4.39)m
BATHROOM	1.86 x 2.25m

## APARTMENT 18

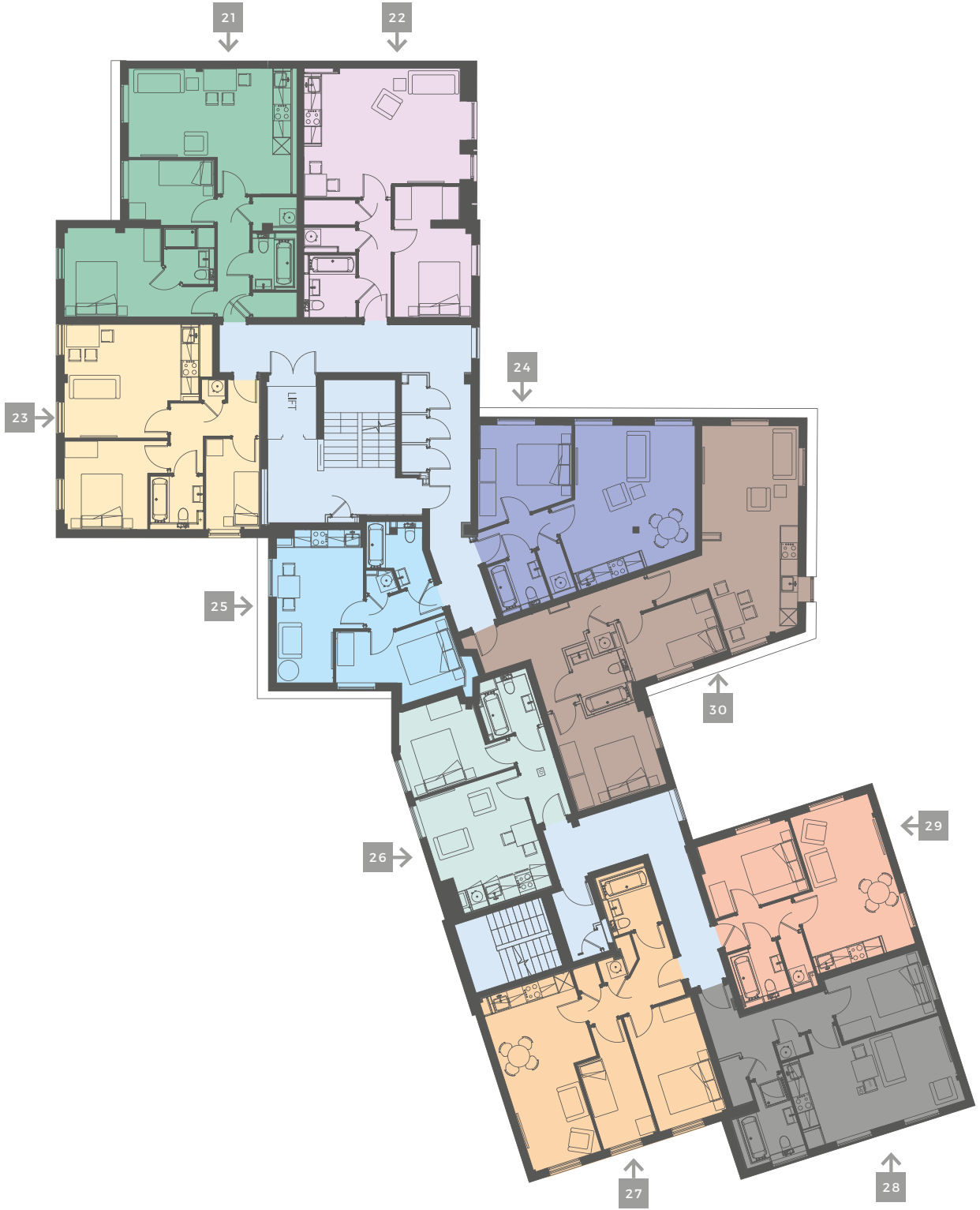
AREA	46.85 <sup>M2</sup> - 504 <sup>FT2</sup>
LIVING/KITCHEN	3.03 x 6.00m
BEDROOM 1	2.75 x 4.03m
BATHROOM	2.19 x 2.96m

## APARTMENT 19

AREA	39.60 <sup>M2</sup> - 426 <sup>FT2</sup>
LIVING/KITCHEN	2.98(3.75) x 2.85(5.62)m
BEDROOM 1	2.71 x 3.61m
BATHROOM	1.85 x 2.31m

## APARTMENT 20

AREA	71.00 <sup>M2</sup> - 764 <sup>FT2</sup>
LIVING/KITCHEN	2.47(3.89) x 7.95m
BEDROOM 1	3.21 x 3.40m
BEDROOM 2	2.63 x 3.70m
BATHROOM	1.90 x 2.05m



## SECOND FLOOR PLAN

### UNIT 21

AREA	63.18 <sup>M2</sup> - 680 <sup>FT2</sup>
LIVING/KITCHEN	3.25(4.59) x 6.17m
BEDROOM 1	3.30(1.13) x 3.54(5.48)m
BEDROOM 2	2.39 x 3.13m
BATHROOM	1.65 x 2.06m
ENSUITE	1.85 x 2.05m

### UNIT 22

AREA	52.86 <sup>M2</sup> - 569 <sup>FT2</sup>
LIVING/KITCHEN	4.21(4.71) x 5.64m
BEDROOM 1	2.83(1.34) x 3.26(4.75)m
BATHROOM	1.90 x 2.28m

### UNIT 23

AREA	49.89 <sup>M2</sup> - 537 <sup>FT2</sup>
LIVING/KITCHEN	2.79(4.15) x 3.78(4.90)m
BEDROOM 1	3.04 x 3.23m
BEDROOM 2	2.10 x 3.32m
BATHROOM	1.95 x 1.95m

### UNIT 24

AREA	45.62 <sup>M2</sup> - 491 <sup>FT2</sup>
LIVING/KITCHEN	3.20(4.56) x 4.41(4.49)m
BEDROOM 1	2.62(3.46) x 3.39(3.63)m
BATHROOM	1.88 x 1.84m

### UNIT 25

AREA	36.06 <sup>M2</sup> - 388 <sup>FT2</sup>
LIVING/KITCHEN	2.07(3.17) x 3.62(5.60)m
BEDROOM 1	1.87(2.62) x 4.57m
BATHROOM	1.70(2.35) x 2.05m

### UNIT 26

AREA	36.62 <sup>M2</sup> - 394 <sup>FT2</sup>
LIVING/KITCHEN	3.40(3.87) x 4.53m
BEDROOM	3.07 x 3.13m
BATHROOM	2.16 x 2.16m

### UNIT 27

AREA	53.98 <sup>M2</sup> - 581 <sup>FT2</sup>
LIVING/KITCHEN	2.59(3.48) x 3.23(6.59)m
BEDROOM 1	2.59 x 4.39m
BEDROOM 2	2.05(1.17) x 3.24(4.39)m
BATHROOM	1.84 x 2.25m

### UNIT 28

AREA	46.67 <sup>M2</sup> - 502 <sup>FT2</sup>
LIVING/KITCHEN	3.25 x 5.99m
BEDROOM 1	3.4 x 3.59m
BATHROOM	2.27(1.20) x 1.91(2.96)m

### UNIT 29

AREA	39.38 <sup>M2</sup> - 424 <sup>FT2</sup>
LIVING/KITCHEN	2.98(3.74) x 2.95(5.74)m
BEDROOM 1	2.71 x 3.64m
BATHROOM	1.87 x 2.04m

### UNIT 30

AREA	64.64 <sup>M2</sup> - 696 <sup>FT2</sup>
LIVING/KITCHEN	2.61(3.54) x 7.31m
BEDROOM 1	3.20 x 3.41m
BEDROOM 2	2.26 x 3.52m
BATHROOM	1.99 x 1.91(2.53)m



## THIRD FLOOR PLAN

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### UNIT 31

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AREA	59.47 <sup>M2</sup> - 640 <sup>FT2</sup>
LIVING/KITCHEN	3.63(4.81) x 3.07(6.36)m
BEDROOM 1	2.73 x 4.71m
BEDROOM 2	1.78 x 3.30m
BATHROOM	1.91 x 2.16m

### UNIT 32

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AREA	66.46 <sup>M2</sup> - 715 <sup>FT2</sup>
LIVING/KITCHEN	2.75(3.46) x 5.37(7.97)m
BEDROOM 1	2.69 x 3.17m
BEDROOM 2	2.66 x 3.79m
BATHROOM	2.00 x 2.05m
ENSUITE	1.40 x 2.90m

### UNIT 33

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AREA	57.00 <sup>M2</sup> - 614 <sup>FT2</sup>
LIVING/KITCHEN	3.35(4.50) x 4.11(6.50)m
BEDROOM 1	4.12 x 4.13m
BATHROOM	2.26 x 2.32m

### UNIT 34

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AREA	52.72 <sup>M2</sup> - 567 <sup>FT2</sup>
LIVING/KITCHEN	2.39(3.37) x 2.83(6.19)m
BEDROOM 1	2.97(1.26) x 3.53(2.00)m
BEDROOM 2	2.93(1.33) x 3.29(1.79)m
BATHROOM	1.77 x 2.00m

### UNIT 35

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AREA	42.78 <sup>M2</sup> - 460 <sup>FT2</sup>
LIVING/KITCHEN	2.10(2.70) x 5.21(8.91)m
BEDROOM 1	2.78 x 3.63m
BATHROOM	1.92 x 2.39m

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# SPECIFICATION

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## KITCHEN

- Fitted J profile high gloss kitchen units
  - Stone worktops with matching stone up stands
  - Stainless steel sink with modern chrome mixer tap
  - Coloured glass splash back behind cooker (Optional Purchaser extra)
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## KITCHEN APPLIANCES

- Neff Oven
  - Neff Extractor Unit
  - Neff Dishwasher (2 Bedrooms Only)
  - Neff Fridge Freezer (2 Bedrooms Only)
  - Neff Fridge with Freezer Compartment (1 Bedrooms Only)
  - Neff 4 Ring Induction Hob
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## UTILITY/AIRING CUPBOARD

- Indeset Washer/Dryer (Plots 16 & 26 Located In Kitchen)
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## BATHROOMS

- Duravit Sanitaryware
  - Hans Grohe Taps & Showers
  - Chrome Heated Towel Rails
  - Electric Toothbrush & Shaver Chrome Sockets
  - Soft Closing Lavatory Seats
  - Fitted Mirrors
  - Porcelanosa Ceramic Wall & Floor Tiles
- 

## LIGHTING

- Led Lighting to All Bathrooms & Kitchen Areas
  - Pendent Lighting to All Further Rooms
- 

## ELECTRICAL

- Brushed Chrome Sockets & Switches Throughout (Except for white TV/media points)
  - Wiring for Sky & Digital aerial
  - TV points throughout
  - Phone points to living area and bedroom 1
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## HEATING

- Wet Radiator Heating System Powered Electrically
  - Domestic Hot Water via a Pressurised System
  - Thermostatically Controlled Radiators
- 

## JOINERY

- Contemporary Oak Veneered Finished Internal Doors
  - Polished Chrome Door Furniture
  - Painted Architrave & Skirting
  - Double Glazed Windows
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## FLOORING

- Porcelanosa Ceramic Flooring to Bathrooms & Ensuites
  - Choice of Carpet or Engineered Wood Flooring (Customer Extra)
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## OUTSIDE

- Tiled Communal Entrance Hall to Ground Floor
  - Remainder of Communal Hall/Landings to be Carpet Tiles
  - Lift to Serve Block 1
  - Secure Keypad & Audio Entry System
  - Secure Electrically Operated Gated Parking (Excluding Plots)
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## WARRANTY

- Premier Guarantee 10 Year New Build Warranty
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## DIRECTIONS

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40 West Street is ideally situated for commuting being 5 minutes away from junction 11 of the M1 with Milton Keynes to the North and London to the South. Luton Airport is just over 5 miles away. Rail connections are also excellent with Luton Station providing a 30 minute service into London St Pancras. The recently launched Luton/Dunstable transport link providing a fast traffic-free bus route from Dunstable to Luton town centre/railway station in just 15 minutes.



**Warranty** McCann Homes policy is one of continual improvement and, whilst every effort is made to ensure the accuracy of the details in this brochure, it is possible during the course of construction of your home, that variations in design or specification may be effected to ensure the highest of standards. In the event of any major change being made to the specification of your new home, we will endeavour to bring it to your attention as soon as possible. Where a substitute material is required, one of similar quality will be used. These particulars are intended to give a fair representation of the properties, but they do not constitute an offer of contract. All dimensions quoted in the brochure are approximate and should not be used to measure for appliances or carpets. Working drawings are available from the sales office and for total accuracy of measurement, for carpets and curtains, we recommend that you measure after plastering. The computer generated illustrations are drawn from plan and are indicative only of how the finished scheme will appear.



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