

Address: 55 Waterloo Road, Bedford MK40 3PG

Rental: £875.00 per calendar month

Availability: Available Now

**FACT FILE**

**PROPERTY STYLE**

A two bedroom second floor apartment.

**ACCOMMODATION**

Entrance hall, open plan living area with fitted kitchen including all appliances, one double bedroom, one single bedroom and bathroom with shower.

**BENEFITS/FEATURES**

Gas radiator central heating  
Shared garden with access to private paddock  
Short walk to the embankment

**GENERAL CONDITION**

The property presented in excellent order throughout

**FURNISHINGS INCLUDED**

Laminate throughout

**KITCHEN APPLIANCES**

Electric Oven  
Electric Induction Hob  
Extractor Hood  
Fridge/Freezer  
Washing Machine  
Dishwasher



**LETTING TERMS & INFORMATION**

Availability Long term  
Rent Payable Monthly  
Deposit required £875.00  
Utilities included No  
Council Tax Band A  
Council tax payable £

**RESTRICTIONS**

\* **Non-smoking property**

**Our ref. L329**

66-68 St Loyes Street, Bedford, MK40 1EZ

[www.laneandholmes.co.uk](http://www.laneandholmes.co.uk)

# Energy performance certificate (EPC)

Flat 5 55 Waterloo Road BEDFORD MK40 3PG	Energy rating	Valid until: 17 June 2034
	<b>D</b>	Certificate number: 2622-3907-4391-2136-1394

Property type	Top-floor flat
Total floor area	54 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		