# 01234 - 352999



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

£

RESTRICTIONS \* Non-smoking property

Our ref. L329

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

www.laneandholmes.co.uk

| Energy performa            | nce certificate  | (EPC)               |                          |
|----------------------------|------------------|---------------------|--------------------------|
| Flat 5<br>55 Waterloo Road | Energy rating    | Valid until:        | 17 June 2034             |
| BEDFORD<br>MK40 3PG        | D                | Certificate number: | 2622-3907-4391-2136-1394 |
| Property type              | T                | op-floor flat       |                          |
| Total floor area           | 54 square metres |                     |                          |

### Rules on letting this property

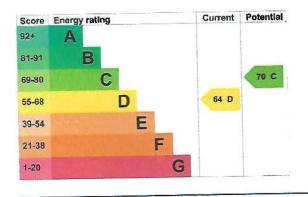
Properties can be let if they have an energy rating from A to E.

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

## 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 officiency.



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