



01234 - 352999

Address: Flat 5, 28 De Parys Avenue, Bedford MK40 2TW

Rental: £900.00 per calendar month

Availability: Available Now

## FACT FILE

### PROPERTY STYLE

A spacious newly refurbished one bedroom second floor apartment located on De Pary's Avenue.

### ACCOMMODATION

Refitted kitchen with high gloss units, spacious lounge, large double bedroom with walk in wardrobe and newly refitted en-suite bathroom with shower.

### BENEFITS/FEATURES

Wood laminate flooring  
UPVC double glazing  
Gas radiator central heating

### GENERAL CONDITION

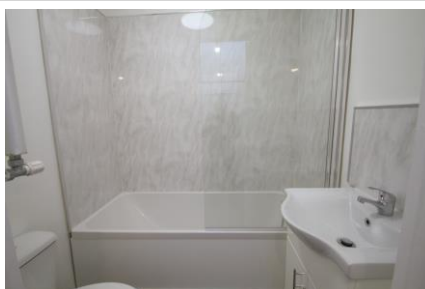
The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Laminate throughout

### KITCHEN APPLIANCES

None



## LETTING TERMS & INFORMATION

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

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L663

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

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

## Energy performance certificate (EPC)

Flat 5 28, De Parys Avenue BEDFORD MK40 2TW	Energy rating <b>D</b>	Valid until: <b>4 May 2028</b>
		Certificate number: <b>0955-2873-7040-9728-4141</b>

Property type	Top-floor flat
Total floor area	62 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>).

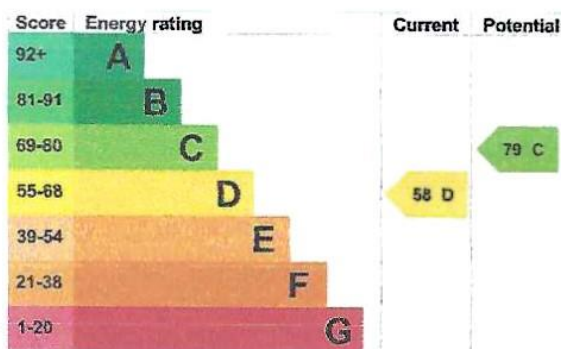
### Energy rating and score

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