



01234 - 352999

Address: Foster Hill Road, Bedford MK41 7TA

Rental: £850.00 per calendar month

Availability: 25 June 2024

## FACT FILE

### PROPERTY STYLE

Two bedroom first floor apartment

### ACCOMMODATION

Entrance hall, spacious lounge with bay window, refitted kitchen, two bedrooms and refitted bathroom with shower.

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator central heating  
On-street parking (permit not available to purchase)

### GENERAL CONDITION

The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric Oven  
Gas Hob  
Extractor hood



## LETTING TERMS & INFORMATION

Availability	Long term	<b>*No smoking property</b>
Rent Payable	Monthly or weekly	
Deposit required	£850.00	
Utilities included	No	
Council Tax	Band B	<b><u>Our ref. L238</u></b>
Council tax payable	£	

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

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

# Energy performance certificate (EPC)

Flat B 140 Foster Hill Road BEDFORD MK41 7TA	Energy rating	Valid until:	21 May 2034
	<b>C</b>	Certificate number:	2011-5516-9372-7819-1267

Property type	Top-floor flat
Total floor area	70 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 C. 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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		