



01234 - 352999

Address: Albany Road, Bedford MK40 3PH

Rental: £900.00 per calendar month

Availability: Available Now



FACT FILE

PROPERTY STYLE

A well presented two bedroom ground floor apartment located close to the Embankment.

ACCOMMODATION

Entrance hall, spacious lounge, modern fitted kitchen, two double bedrooms and bathroom with shower.

BENEFITS/FEATURES

Gas radiator central heating
On street parking (permit required)

GENERAL CONDITION

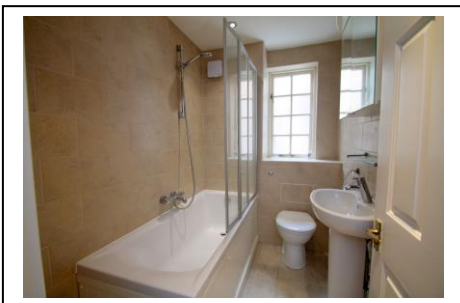
The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpet/Wood laminate and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge
Washer/Dryer



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£900.00
Utilities included	No
Council Tax	Band TBC
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L665

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

Flat 2 29, Albany Road BEDFORD MK40 3PH	Energy rating D	Valid until: 1 February 2026
		Certificate number: 0398-6029-7262-4826-1970

Property type	Ground-floor flat
Total floor area	57 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	75 C
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

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