



Address: 9 The Quantocks, 22 Linden Road, Bedford

MK40 2FX

Rental: £1200.00 per calendar month

Availability: 16th September 2024



# FACT FILE

#### **PROPERTY STYLE**

A recently built two bedroom first floor apartment

## **ACCOMMODATION**

Entrance hall, utility cupboard, open plan living area with doors opening onto balcony, fully fitted kitchen with integrated appliances, spacious master bedroom with ensuite shower room, second bedroom and further shower room.

## **BENEFITS/FEATURES**

UPVC double glazing
Gas radiator central heating
Allocated parking space

#### **GENERAL CONDITION**

The property presented in excellent order throughout

#### **FURNISHINGS INCLUDED**

Carpets and curtains throughout

# **KITCHEN APPLIANCES**

Electric oven Gas hob Extractor hood Fridge/freezer Dishwasher

The following are at the property but will not form part of the tenancy:

Washing machine Tumble dryer









# **LETTING TERMS & INFORMATION**

Availability Long term RESTRICTIONS
Rent Payable Monthly \* Non-smoking property
Deposit required £1200.00

Utilities included No Council Tax Band A

Council tax payable £

Our ref. L622

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

www.laneandholmes.co.uk

# Energy performance certificate (EPC)

9 The Quantocks 22 Lindon Road Bedford MK40 2FX Energy rating

Valid until: 14 De

Certificate number: 6530-6932-8009-0575-0292

Property type

Top-floor flat

Total floor area

61 square metres

# Rules on letting this property

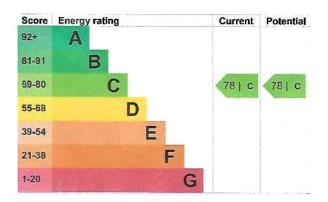
Properties can be let if they have an energy rating from A to E.

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

# Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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