

Address: 9 The Quantocks, 22 Linden Road, Bedford  
MK40 2FX

Rental: £1200.00 per calendar month

Availability: 16<sup>th</sup> 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 en-suite 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
Rent Payable	Monthly
Deposit required	£1200.00
Utilities included	No
Council Tax	Band A
Council tax payable	£

### RESTRICTIONS

\* **Non-smoking property**

**Our ref. L622**

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

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

# Energy performance certificate (EPC)

9 The Quantocks  
22 Lindon Road  
Bedford  
MK40 2FX

Energy rating

C

Valid until:

14 December 2030

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 [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 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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