

Address: Wrights House, 20 Milton Road, Clapham MK41 6AX

Rental: £980.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A modern two bedroom ground floor apartment located in the popular village of Clapham.

ACCOMMODATION

Entrance hall, open plan living area, fitted kitchen with appliances, one double bedroom, one single bedroom and bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Allocated off road 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
Microwave
Washing Machine
Fridge



LETTING TERMS & INFORMATION

Availability: Long term
Rent Payable: Monthly
Deposit required: £980.00
Utilities included: No
Council Tax: Band A
Council tax payable: £

RESTRICTIONS

* **Non-smoking property**

Our ref. L687

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

Flat 7 Wrights House 20, Milton Road Clapham BEDFORD MK41 6AX	Energy rating C	Valid until:	26 February 2029
		Certificate number:	8561-6622-5550-7273-2926

Property type	Ground-floor flat
Total floor area	50 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	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		