

Address: Bluewater Quay, Wixams, Bedford, MK42 6BF

Rental: £1100.00 per calender month

Availability: 01st August 2025



FACT FILE

PROPERTY STYLE

A spacious 2 bedroom first floor apartment

ACCOMMODATION

Entrance hall, lounge with casement doors and Juliet balcony, fitted kitchen, master bedroom with en-suite shower room, second double bedroom and family bathroom.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Undercover parking space

GENERAL CONDITION

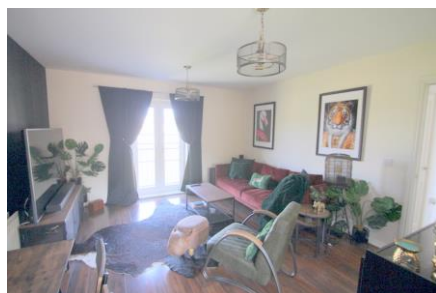
The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Washing machine



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly or weekly
Deposit required £1100.00
Utilities included No
Council Tax Band B
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. L386

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

18 Bluewater Quay
Wixams
BEDFORD
MK42 6BF

Energy rating

B

Valid until: **18 July 2033**

Certificate number: **2027-2742-1119-5711-7021**

Property type

Mid-floor flat

Total floor area

63 square metres

Rules on letting this property

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

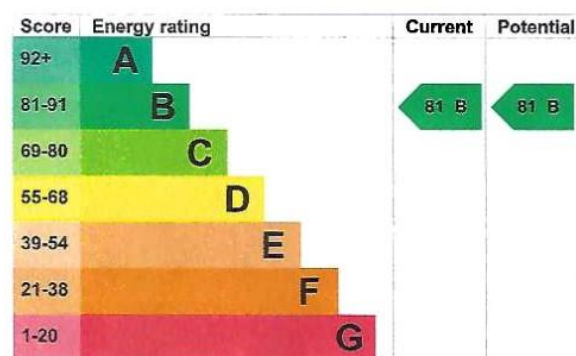
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

[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