

Address: Flat at 47 Shakespeare Road, Bedford MK40 2DX

Rental: £795.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

One bedroom first floor apartment

ACCOMMODATION

Spacious lounge with day window, refitted kitchen, double bedroom and refitted bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Off road parking at rear

GENERAL CONDITION

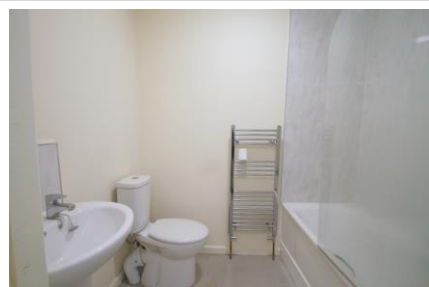
The property presented in excellent order throughout. Newly decorated and new carpets.

FURNISHINGS INCLUDED

Carpets throughout

KITCHEN APPLIANCES

No appliances that form part of the tenancy



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £795.00
Utilities included No
Council Tax Band A
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. L657

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

Flat 5 47, Shakespeare Road BEDFORD MK40 2DX	Energy rating D	Valid until: 4 May 2028 Certificate number: 0953-2873-7147-9728-5185
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Property type	Mid-floor flat
Total floor area	39 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.

For properties in England and Wales:

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

