



Address: Denby Rise, Great Denham, Bedford MK40 4WP

Rental: £1100.00 per calendar month

Availability: 8th December 2025









FACT FILE

PROPERTY STYLE

A spacious 2 bedroom selfcontained ground floor apartment

ACCOMMODATION

Entrance hall, open plan living area, fitted kitchen with integrated appliances, master bedroom with built in wardrobes and en-suite shower room, second bedroom with built in wardrobes and bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Small enclosed rear courtyard
garden
Allocated off road parking space

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets/vinyl and blinds throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor hood
Fridge
Freezer
Washing machine

LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £1100.00
Utilities included No

Band C Our

Council Tax B
Council tax payable £

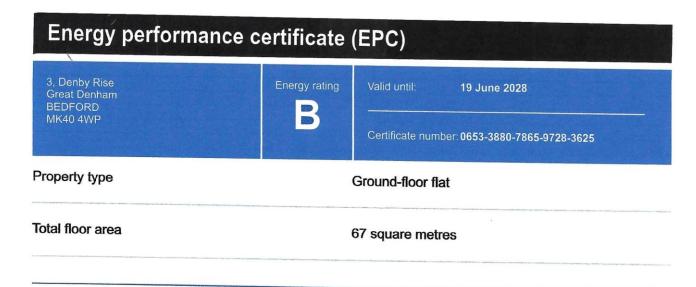
Our ref. L644

RESTRICTIONS

* Non-smoking property

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

www.laneandholmes.co.uk



Rules on letting this property

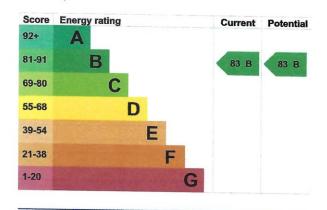
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (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