

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 self-contained 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
Council Tax: Band C
Council tax payable: £

RESTRICTIONS

* **Non-smoking property**

Our ref. L644

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

3, Denby Rise
Great Denham
BEDFORD
MK40 4WP

Energy rating

B

Valid until:

19 June 2028

Certificate number: 0653-3880-7865-9728-3625

Property type

Ground-floor flat

Total floor area

67 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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