

Address: Old Portman House, 2b Bushmead Avenue,
Bedford MK40 3QL

Rental: £1,100.00 per calendar month

Availability: 22nd December 2025



FACT FILE

PROPERTY STYLE

A modern contemporary style 2 bedroom first floor apartment

ACCOMMODATION

Entrance hall, open plan living area with Juliet balcony, quality fitted kitchen with integrated appliances, master bedroom with en-suite bathroom, second double bedroom and further shower room.

BENEFITS/FEATURES

Electric radiator central heating
Double glazing
Allocated parking space
Close to town centre

GENERAL CONDITION

The property is presented in excellent order throughout

FURNISHINGS INCLUDED

Wood flooring and carpet throughout

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor Hood
Dishwasher
Washing machine
Fridge Freezer



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1,100.00
Utilities included	No
Council Tax	Band B
Council tax payable	£ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. L599

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

Flat 3
Old Portman House 2b
BEDFORD
MK40 3QL

Energy rating

D

Valid until: **6 December 2031**

Certificate number: 2108-5170-1311-9110-2971

Property type

Ground-floor flat

Total floor area

73 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		