



Address: 5 The Limes, 30-34 Linden Road, Bedford MK40 2UX

Rental: £900.00 per calendar month

Availability: Available Now









FACT FILE

PROPERTY STYLE

OVER 60'S ONLY

Recently refurbished two-bedroom ground floor apartment.

ACCOMMODATION

Entrance hall, lounge with casement doors to outside, refitted kitchen opening into the living area, master bedroom with built in wardrobe, second single bedroom and bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Electric heating
Communal residents lounge and laundry.

A 24-hour call system is also available if required

GENERAL CONDITION

Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

New carpets

KITCHEN APPLIANCES

Electric Oven Electric Hob Extractor Hood Fridge/Freezer

LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £900.00
Utilities included No

Council Tax Band C
Council tax payable £

RESTRICTIONS

* Non-smoking property

Our ref. L697

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

www.laneandholmes.co.uk

Energy performance certificate (EPC) 5 The Limes 30-34, Linden Road BEDFORD MK40 2UX Property type Ground-floor flat Total floor area Total floor area

Rules on letting this property

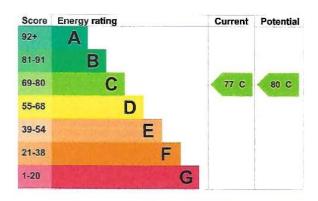
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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