

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	Energy rating C	Valid until:	9 January 2030
		Certificate number:	0462-2881-7395-2400-5975

Property type	Ground-floor flat
Total floor area	60 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		