

Address: Dame Alice Street, Bedford MK40 1BS

Rental: £895.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

A Grade II Listed one bedroom first floor maisonette

ACCOMMODATION

Entrance hall, fitted kitchen with appliances, lounge, double bedroom and spacious bathroom with shower.

BENEFITS/FEATURES

Gas radiator central heating
Private gated carpark at rear with allocated parking space

GENERAL CONDITION

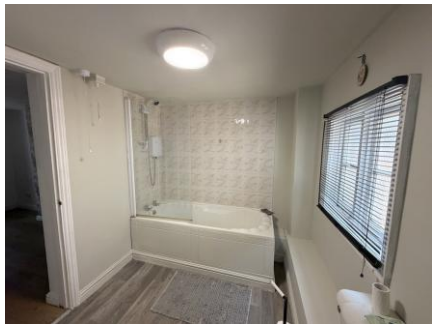
Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Curtains and carpets

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor Hood



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£895.00
Utilities included	No
Council Tax	Band A
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L720

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

11 Dame Alice Street
BEDFORD
MK40 1BS

Energy rating

C

Valid until:

8 September 2036

Certificate number:

0300-2141-1610-2206-7611

Property type

Top-floor flat

Total floor area

47 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	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		