

Address: High Street, Clapham, Bedford MK41 6DN

Rental: £795.00 per calendar month

Availability: Available Now

## FACT FILE

### PROPERTY STYLE

One bedroom first floor apartment located on the High Street in Clapham.

### ACCOMMODATION

Open plan living area, fitted kitchen with appliances, double bedroom with built in wardrobe, refitted bathroom with shower.

### BENEFITS/FEATURES

UPVC double glazing  
Electric heating  
Off road parking at rear

### GENERAL CONDITION

The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Newly decorated with new wood effect flooring throughout

### KITCHEN APPLIANCES

Electric Oven  
Electric Hob  
Extractor hood

**The following are at the property but will not form part of the tenancy:**

Fridge  
Washing Machine



## LETTING TERMS & INFORMATION

Availability Long term  
Rent Payable Monthly or weekly  
Deposit required £795.00  
Utilities included No  
Council Tax Band A  
Council tax payable £

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L121

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

[www.laneandholmes.co.uk](http://www.laneandholmes.co.uk)

## Energy performance certificate (EPC)

|                                                   |                           |                                              |
|---------------------------------------------------|---------------------------|----------------------------------------------|
| 50a High Street<br>Clapham<br>BEDFORD<br>MK41 6DN | Energy rating<br><b>D</b> | Valid until: 17 April 2034                   |
|                                                   |                           | Certificate number: 0350-2648-5340-2194-4741 |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 40 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 D. 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             |         | 75 C      |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |