

Address: Flat 5, 32 De Parys Avenue, Bedford MK40 2TW

Rental: £895.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

A spacious one bedroom second floor apartment located on the popular De Parys Avenue.

ACCOMMODATION

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

BENEFITS/FEATURES

Gas radiator central heating
Off-road parking at rear of property

GENERAL CONDITION

Presented in Good Condition throughout

FURNISHINGS INCLUDED

Carpets

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor Hood
Fridge/Freezer
Washing Machine



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. L717

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

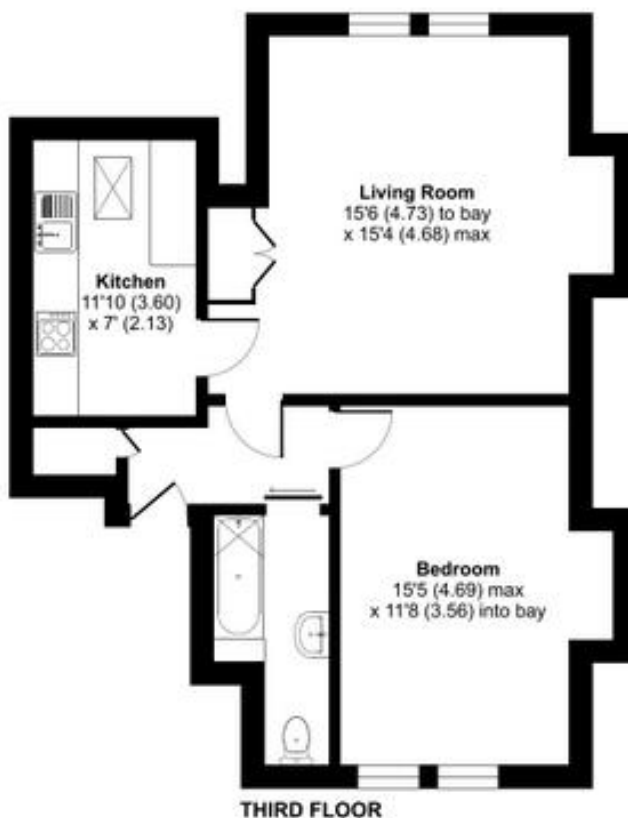
www.laneandholmes.co.uk



DeParys Ave, Bedford, MK40

Approximate Area = 581 sq ft / 53.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©visihome 2026. Produced for Lane & Holmes. REF: 1448000

This plan is included as a service to our customers and is intended as a 'guide to layout' only.
Dimensions are approximate. NOT TO SCALE.

Energy performance certificate (EPC)

Flat 5 32, De Parys Avenue BEDFORD MK40 2TW	Energy rating D	Valid until: 20 March 2029
		Certificate number: 0355-2809-6072-9221-6381

Property type	Top-floor flat
Total floor area	53 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 D.

[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		
55-68	D	63 D	66 D
39-54	E		
21-38	F		
1-20	G		