

Address: The Mill, Mill Lane, Kempston MK42 7FE

Rental: £1300.00 per calendar month

Availability: Available now

**FACT FILE**

**PROPERTY STYLE**

A luxury two bedroom third floor apartment in quiet riverside location.

**ACCOMMODATION**

Entrance hall, open plan living area with Juliet balcony overlooking river and meadows, fitted kitchen with appliances, master bedroom with dressing room and en-suite, second double bedroom and bathroom.

**BENEFITS/FEATURES**

Electric heating  
Double glazing  
Lift  
Gated entrance  
Parking for 2 cars, one undercover

**GENERAL CONDITION**

The property presented in excellent order throughout

**FURNISHINGS INCLUDED**

Carpets and curtains throughout

**KITCHEN APPLIANCES**

Electric Oven  
Electric Hob  
Extractor hood  
Fridge Freezer  
Washing Machine  
Dishwasher



**LETTING TERMS & INFORMATION**

**Availability** Long term  
**Rent Payable** Monthly or weekly  
**Deposit required** £1300.00  
**Utilities included** No  
**Council Tax** Band C  
**Council tax payable** £

**RESTRICTIONS**

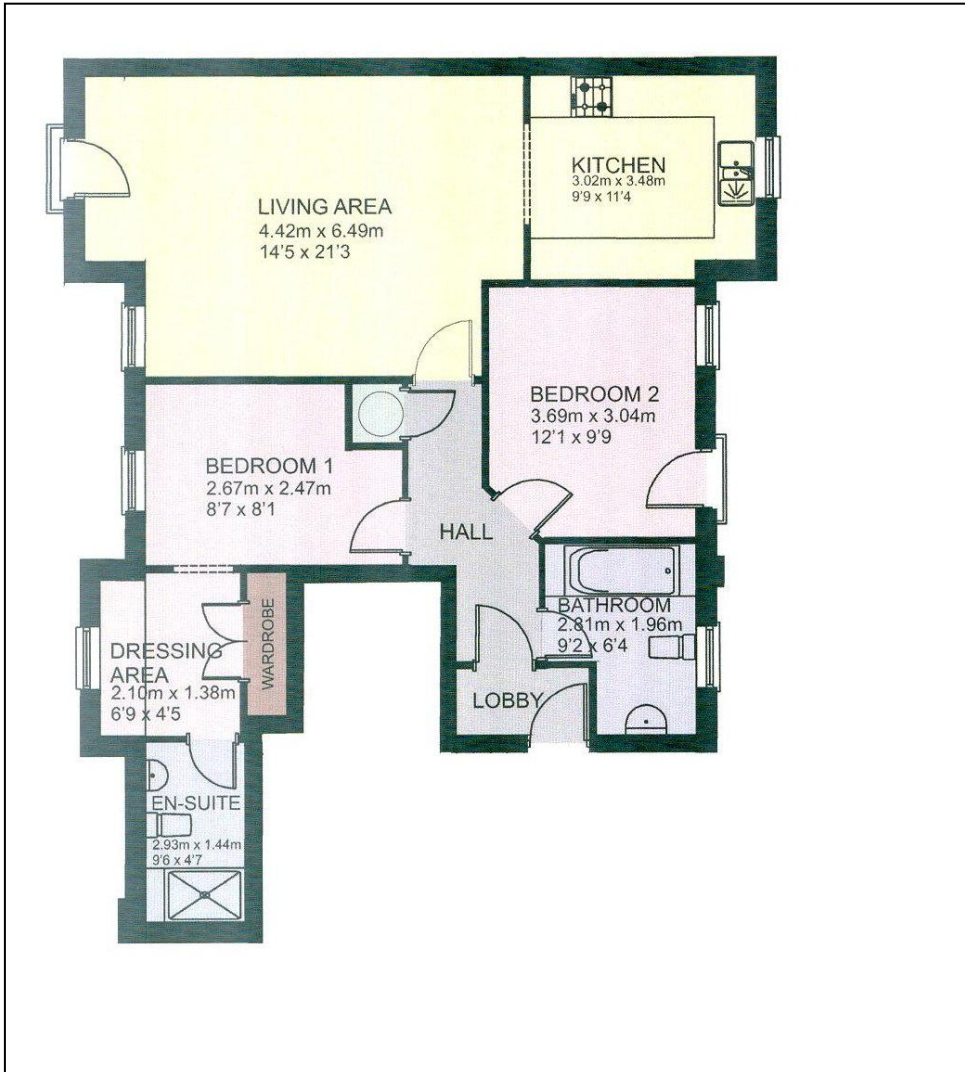
\* **Non-smoking property**

**Our ref. L283**

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

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

## THIRD FLOOR APARTMENT



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)

16 The Mill  
Mill Lane  
BEDFORD  
MK42 7FE

Energy rating

C

Valid until:

5 June 2034

Certificate number:

2251-1759-1780-1211-2380

Property type

Mid-floor flat

Total floor area

86 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 B.

[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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		