

Address: 38 Danegeld Avenue, Great Denham, Bedford,
MK40 4SS

Rental: £1200.00 per calendar month

Availability: 01st October 2026

FACT FILE

PROPERTY STYLE

Spacious 2 bedroom second floor apartment

ACCOMMODATION

Entrance hall, open plan living area, fitted kitchen with integrated appliances, master bedroom with en-suite shower room, second double bedroom and family bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing, gas radiator central heating and allocated off road parking space.

GENERAL CONDITION

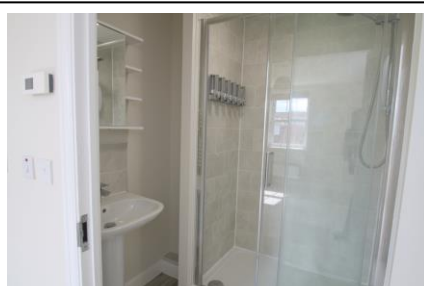
Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Curtains and carpets

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge/Freezer
Dishwasher
Washing Machine



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £1200.00
Utilities included No
Council Tax Band C
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. L714

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

38, Danegeld Avenue
Great Denham
BEDFORD
MK40 4SS

Energy rating

B

Valid until:

1 October 2029

Certificate number:

0328-5968-7390-6161-9934

Property type

Top-floor flat

Total floor area

67 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 B. 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		