



01234 - 352999

Address: The Limes, 30-34 Linden Road, Bedford MK40 2UX

Rental: £750.00 per calendar month

Availability: Now



FACT FILE

PROPERTY STYLE

OVER 60'S ONLY - One bedroom ground floor flat

ACCOMMODATION

Entrance hall, lounge with casement doors to outside, fitted kitchen opening into the living area, double bedroom and bathroom with shower over bath.

BENEFITS/FEATURES

UPVC double glazing
Electric heating
Communal residents lounge and laundry

GENERAL CONDITION

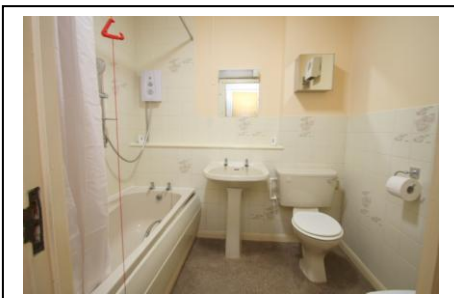
Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Curtains and blinds

KITCHEN APPLIANCES

Electric Cooker
Washing Machine



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£750.00
Utilities included	No
Council Tax	Band
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L711

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

4 The Limes 30-34, Linden Road BEDFORD MK40 2UX	Energy rating D	Valid until: 10 May 2027
		Certificate number: 8163-7725-5670-3189-1996

Property type	Ground-floor flat
Total floor area	43 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

