

Address: Princess Court, Wellington Street Bedford MK40 2FF

Rental: £895.00 per calendar month

Availability: Available Now

**FACT FILE**

**PROPERTY STYLE**

One bedroom second floor apartment.

**ACCOMMODATION**

Entrance hall, open plan living area with fitted kitchen, double bedroom and bathroom with shower.

**BENEFITS/FEATURES**

Gas radiator central heating  
UPVC double glazing  
Secure entry system  
Parking for one car undercover in private gated car park  
Communal bike store

**GENERAL CONDITION**

The property presented in excellent order throughout

**FURNISHINGS INCLUDED**

Carpets and blinds throughout

**KITCHEN APPLIANCES**

Electric Oven  
Electric Hob  
Extractor hood  
Fridge Freezer  
Washing Machine



**LETTING TERMS & INFORMATION**

<b>Availability</b>	Long term
<b>Rent Payable</b>	Monthly or weekly
<b>Deposit required</b>	£895.00
<b>Utilities included</b>	No
<b>Council Tax</b>	Band A
<b>Council tax payable</b>	£

**RESTRICTIONS**

\* **Non-smoking property**

**Our ref. L130**

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

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

# Energy performance certificate (EPC)

Flat 10  
Princess Court  
BEDFORD  
MK40 2FF

Energy rating

C

Valid until: 4 February 2034

Certificate number: 2615-1774-6133-4861-1221

Property type

Top-floor flat

Total floor area

57 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 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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		