

Address: Flat 5, 28 De Parys Avenue, Bedford MK40 2TW

Rental: £900.00 per calendar month

Availability: 07<sup>th</sup> April 2026

**FACT FILE**

**PROPERTY STYLE**

One bedroom second floor apartment

**ACCOMMODATION**

Entrance hall, spacious lounge, re-fitted white high gloss kitchen, double bedroom with walk-in wardrobe and refitted en-suite bathroom with shower

**BENEFITS/FEATURES**

UPVC double glazing  
Gas radiator central heating  
On street parking – permit required

**GENERAL CONDITION**

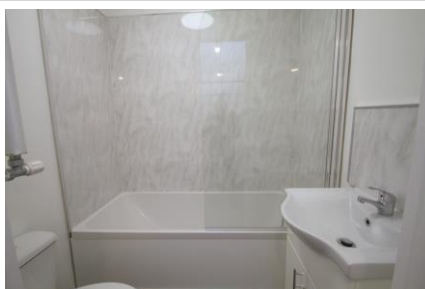
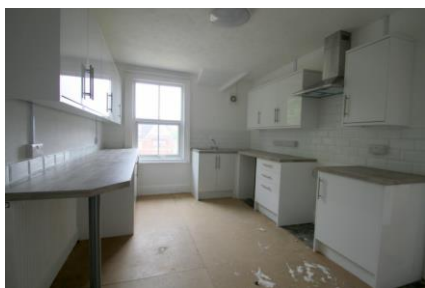
The property presented in excellent order throughout

**FURNISHINGS INCLUDED**

Laminate throughout

**KITCHEN APPLIANCES**

None



**LETTING TERMS & INFORMATION**

Availability Long term  
Rent Payable Monthly  
Deposit required £900.00  
Utilities included No  
Council Tax Band A  
Council tax payable £TBC

**RESTRICTIONS**

\* **Non-smoking property**

**Our ref. L663**

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

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

# Energy performance certificate (EPC)

Flat 5 28, De Parys Avenue BEDFORD MK40 2TW	Energy rating  <b>D</b>	Valid until: <b>4 May 2028</b>
		Certificate number: <b>0955-2873-7040-9728-4141</b>

Property type	Top-floor flat
Total floor area	62 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

