

Address: Lloyd Court, 15 The Crescent Bedford MK40 2RT

Rental: £1250.00 per calendar month

Availability: 22<sup>nd</sup> December 2025

## FACT FILE

### PROPERTY STYLE

A large refurbished two bedroom second floor apartment

### ACCOMMODATION

Entrance hall, large open plan living area, separate fitted kitchen/breakfast room, utility room, master double bedroom, second bedroom and refitted bathroom with shower.

### BENEFITS/FEATURES

Gas radiator central heating  
Allocated off road parking space for one car

### GENERAL CONDITION

The property presented in excellent order

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric Oven  
Electric Hob  
Extractor hood  
Fridge/freezer  
Washing machine



## LETTING TERMS & INFORMATION

Availability Long term  
Rent Payable Monthly  
Deposit required £1250.00  
Utilities included No  
Council Tax Band C  
Council tax payable £

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L640

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

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

## Energy performance certificate (EPC)

9 Lloyd Court  
15 The Crescent  
BEDFORD  
MK40 2RT

Energy rating

**E**

Valid until:

**1 December 2032**

Certificate number: 3332-2422-5209-0802-2202

Property type

Top-floor flat

Total floor area

82 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

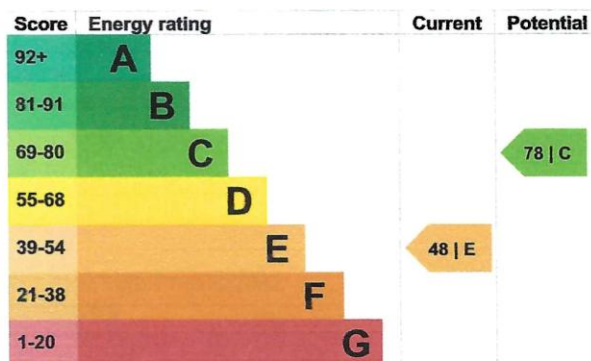
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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