

Address: King Street, Kempston, Bedford MK42 8BN

Rental: £675.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A self-contained ground floor studio apartment

ACCOMMODATION

Entrance porch, kitchen, lounge/bedroom and refitted bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Heating and hot water are included in the rent.

GENERAL CONDITION

Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Carpet

KITCHEN APPLIANCES

No appliances included



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£675.00
Utilities included	Heating/Hot water
Council Tax	Band A
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L701

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

66b, King Street Kempston BEDFORD MK42 8BN	Energy rating D	Valid until: 8 May 2028
		Certificate number: 0854-2871-7253-9908-8215

Property type	Ground-floor maisonette
Total floor area	31 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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