

Address: Flat 2, 3 Linden Road, Bedford MK40 2DD

Rental: £675.00 per calendar month

Availability: 8 September 2020



## FACT FILE

### PROPERTY STYLE

A spacious one bedroom first floor apartment set within a large Victorian property.

### ACCOMMODATION

Entrance hall, open plan living area with quality fitted kitchen including appliances, double bedroom and shower room.

### BENEFITS/FEATURES

Electric heating  
Secondary double glazing  
Parking available outside office hours and at weekends  
Secure entry system  
Walking distance to both the railway station and town centre.

### GENERAL CONDITION

The property is presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and blinds throughout

### KITCHEN APPLIANCES

Electric Oven  
Electric Hob  
Extractor Hood  
Fridge  
Washer Dryer



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£675.00
Utilities included	No
Council Tax	Band A
Council tax payable	£ per annum

### RESTRICTIONS

- \* **Non-smoking property**
  - \* **No Pets**
  - \* **No Sharers**
- Our ref. L477**

## First Floor



This plan is included as a service to our customers and is intended as a 'guide to layout' only.  
Dimensions are approximate. NOT TO SCALE.

# Energy Performance Certificate



Flat 2, 3, Linden Road, BEDFORD, MK40 2DD

Dwelling type: Mid-floor flat  
Date of assessment: 13 August 2018  
Date of certificate: 13 August 2018

Reference number: 8168-7638-5720-7957-0992  
Type of assessment: SAP, new dwelling  
Total floor area: 47 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

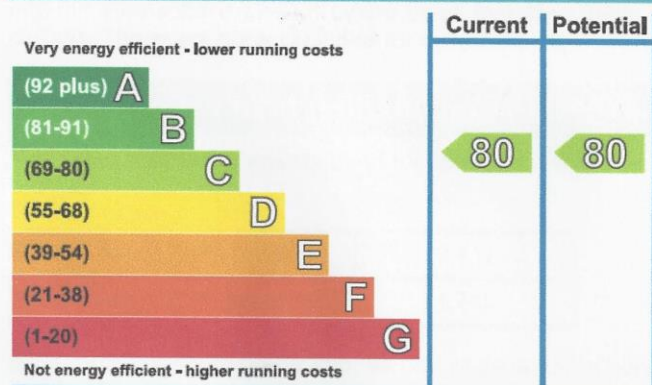
£ 1,113

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	Not applicable
Heating	£ 591 over 3 years	£ 591 over 3 years	
Hot Water	£ 399 over 3 years	£ 399 over 3 years	
<b>Totals</b>	<b>£ 1,113</b>	<b>£ 1,113</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.