

# Energy performance certificate (EPC)

Flat 6 19 The Crescent BEDFORD MK40 2RT	Energy rating <b>E</b>
Valid until <b>2 August 2025</b>	Certificate number <b>0334-3878-7831-9725-4165</b>

<b>Property type</b>	Top-floor flat
<b>Total floor area</b>	58 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 E.

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