

Address: Princess Court, Foster Hill Road Bedford MK40 2FE

Rental: £795.00 per calendar month

Availability: Available now



FACT FILE

PROPERTY STYLE

A modern spacious contemporary style two bedroom penthouse apartment set within a private gated development close to the town centre.

ACCOMMODATION

Entrance hall, large lounge/diner with vaulted ceiling, modern fitted kitchen/breakfast room with integrated appliances, master bedroom with en-suite shower room, second double bedroom and family bathroom.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating,
Off road parking for one car in private gated car park.
Video door entry system and communal bike storage area.

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and blinds throughout

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor hood
Dishwasher
Fridge freezer
Washer/Dryer



LETTING TERMS & INFORMATION

| | |
|---------------------|-------------------|
| Availability | Long term |
| Rent Payable | Monthly or weekly |
| Deposit required | £825.00 |
| Utilities included | No |
| Council Tax | Band C |
| Council tax payable | £ |

RESTRICTIONS

- * **Non-smoking property**
 - * **No Pets**
 - * **No Sharers**
- Our ref. L127**

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

www.hea.co.uk

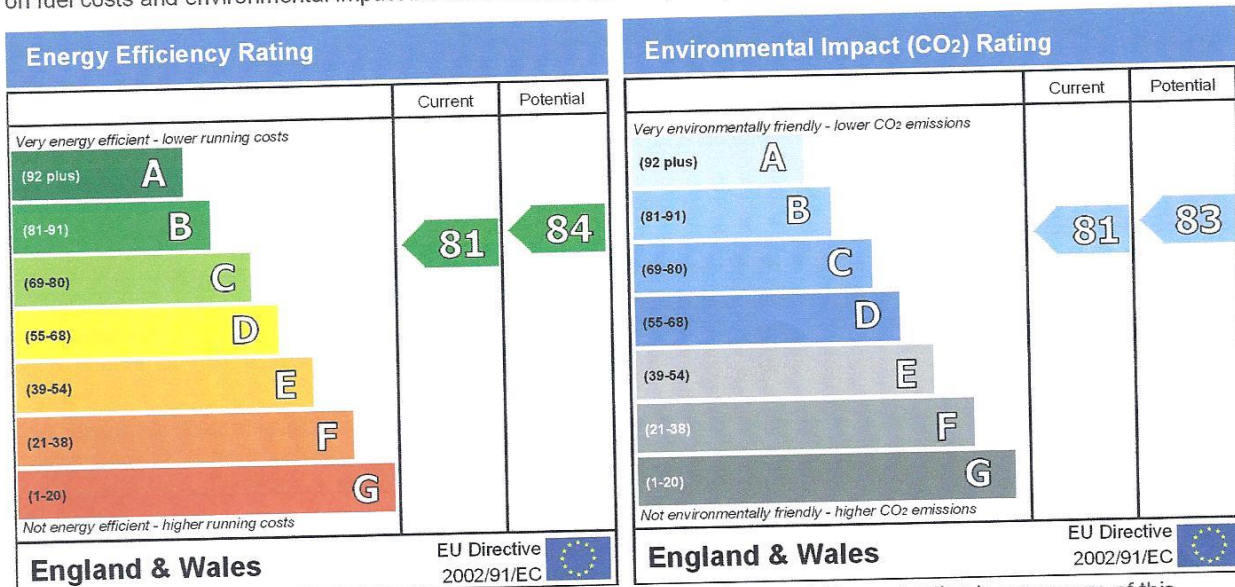
Energy Performance Certificate



Flat 5 Princess Court,
34, Foster Hill Road,
BEDFORD,
MK40 2FE

Dwelling type: Top-floor flat
Date of assessment: 18 July 2009
Date of certificate: 22 July 2009
Reference number: 9688-7097-6223-6351-1054
Total floor area: 96 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 127 kWh/m ² per year | 116 kWh/m ² per year |
| Carbon dioxide emissions | 2.0 tonnes per year | 1.8 tonnes per year |
| Lighting | £106 per year | £53 per year |
| Heating | £255 per year | £263 per year |
| Hot water | £108 per year | £108 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome