

Address: 31 Braemar Court, Ashburnham Road, Bedford  
MK40 1DZ  
Rental: £995.00 per calendar month  
Availability: Available now



## FACT FILE

### PROPERTY STYLE

A fully refurbished two bedroom split level maisonette with private entrance.

### ACCOMMODATION

Entrance hall, spacious L-shape lounge/diner, quality refitted kitchen, master bedroom with refitted en-suite shower room, second large double bedroom and refitted family bathroom.

### BENEFITS/FEATURES

Gas radiator central heating  
Double glazed  
Secure parking space in gated carpark, plus visitor parking.  
Newly decorated and new carpets throughout.

### GENERAL CONDITION

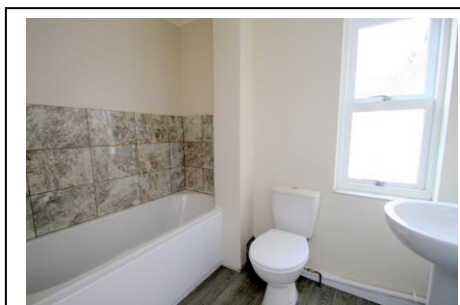
The property presented in excellent order throughout with new carpets throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Gas hob  
Electric oven  
Extractor hood



## LETTING TERMS & INFORMATION

|                     |                   |
|---------------------|-------------------|
| Availability        | Long term         |
| Rent Payable        | Monthly or weekly |
| Deposit required    | £995.00           |
| Utilities included  | No                |
| Council Tax         | Band C            |
| Council tax payable | £                 |

### RESTRICTIONS

\* **Non-smoking property**  
\* **No Pets**  
\* **No Sharers**  
**Our ref. L607**

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

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

## Energy performance certificate (EPC)

31 Braemar Court  
Ashburnham Road  
BEDFORD  
MK40 1DZ

Energy rating

**D**

Valid until: 7 April 2024

Certificate number: 0288-4022-7214-1594-4994

Property type

Ground-floor maisonette

Total floor area

68 square metres

### Rules on letting this property

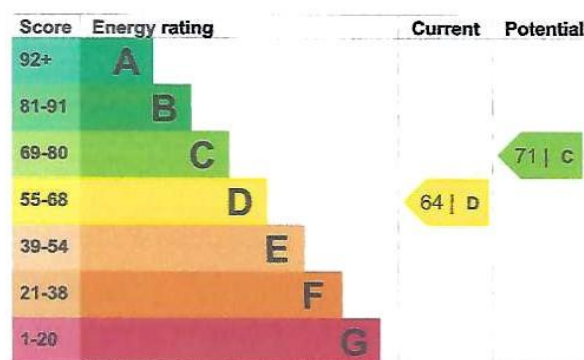
Properties can be rented if they have an energy rating from A to E.

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 D. 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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60