



01234 - 352999

Address: High Street, Clapham, Bedford MK41 6DN

Rental: £525.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

One bedroom first floor apartment with open plan living area

ACCOMMODATION

Modern fitted kitchen with appliances, double bedroom with built in wardrobes, bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Electric heating
Off road parking at rear

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Wood laminate flooring and blinds throughout

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor hood

ADMINISTRATION CHARGES

To reserve a property you should submit an application form accompanied by an application fee of £200.00 (inc of VAT) for the first application and £100.00 (inc of VAT) for each further applicant or guarantor. **This payment will be non-refundable unless the property is withdrawn from the market.**



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£525.00
Utilities included	No
Council Tax	Band A
Council tax payable	£

RESTRICTIONS

- * **Non-smoking property**
 - * **No Pets**
 - * **No Sharers**
- Our ref. L121**

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

www.hea.co.uk

L121

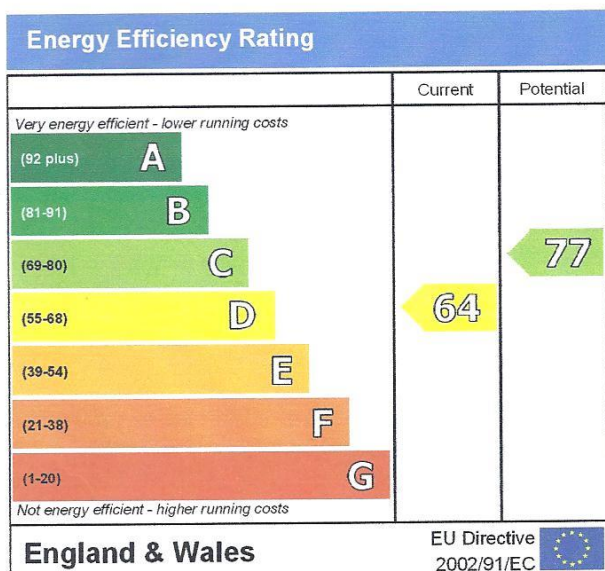
Energy Performance Certificate



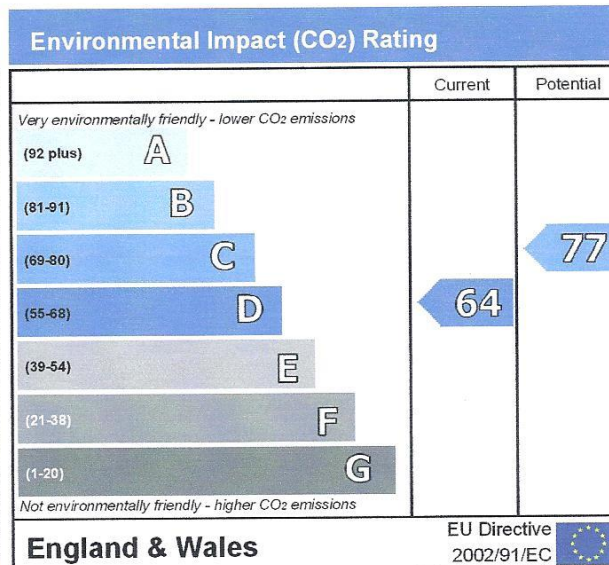
50a, High Street,
Clapham,
BEDFORD,
MK41 6DN

Dwelling type: Top-floor flat
Date of assessment: 24 June 2009
Date of certificate: 24 June 2009
Reference number: 8804-7846-9320-5126-7613
Total floor area: 38 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	391 kWh/m ² per year	254 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	1.4 tonnes per year
Lighting	£32 per year	£20 per year
Heating	£179 per year	£102 per year
Hot water	£194 per year	£157 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