

Address: Princess Court, Wellington St, Bedford MK40 2FF

Rental: £750.00 per calendar month

Availability: Available Now



## FACT FILE

### PROPERTY STYLE

A modern 2 bedroom ground floor apartment set within a private gated development just a short walk from the town centre

### ACCOMMODATION

Entrance hall, open plan living area, quality fitted kitchen with integrated appliances, master bedroom with built in wardrobes, second bedroom and bathroom with shower.

### BENEFITS/FEATURES

Gas radiator central heating  
UPVC double glazing  
Private parking for one car

### GENERAL CONDITION

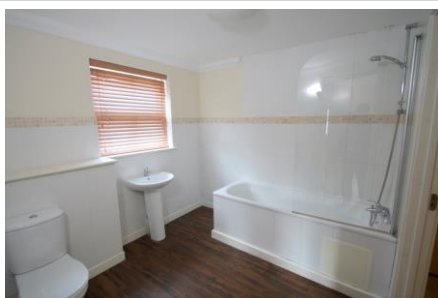
The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains/blinds throughout

### KITCHEN APPLIANCES

Electric Oven  
Gas Hob  
Extractor Hood  
Fridge Freezer  
Dishwasher  
Washer/Dryer



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£750.00
Utilities included	No
Council Tax	Band B
Council tax payable	£

### RESTRICTIONS

\* **Non-smoking property**  
\* **No Pets**  
\* **No Sharers**  
**Our ref. L131**

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

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



# Energy Performance Certificate



Flat 11 Princess Court,  
55, Wellington Street,  
BEDFORD,  
MK40 2FF

Dwelling type: Ground-floor maisonette  
Date of assessment: 18 July 2009  
Date of certificate: 21 July 2009  
Reference number: 0261-2858-6735-0091-6721  
Total floor area: 74 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	84			80	83
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	144 kWh/m <sup>2</sup> per year	126 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.7 tonnes per year	1.5 tonnes per year
Lighting	£77 per year	£41 per year
Heating	£247 per year	£241 per year
Hot water	£96 per year	£90 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](http://www.energysavingtrust.org.uk/myhome)