

Address: Flat 1, 13 Kimbolton Avenue, Bedford, MK40 3AA

Rental: £625.00 per calendar month

Availability: 14th August 2019



FACT FILE

PROPERTY STYLE

A recently refurbished one bedroom ground floor apartment located on Kimbolton Avenue.

ACCOMMODATION

Entrance hall, lounge/diner with walk in bay window, refitted kitchen with oven, hob and washing machine, spacious double bedroom and refitted bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing and electric heating.

GENERAL CONDITION

The property is presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£625.00
Utilities included	No
Council Tax	Band A
Council tax payable	£ per annum

RESTRICTIONS

* **Non-smoking property**
* **No Pets**
* **No Sharers**
Our ref. L533

Energy Performance Certificate



Flat 1, 13 Kimbolton Avenue, BEDFORD, MK40 3AA

Dwelling type:	Ground-floor flat	Reference number:	9248-0997-7219-4158-8904
Date of assessment:	14 November 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 November 2018	Total floor area:	40 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

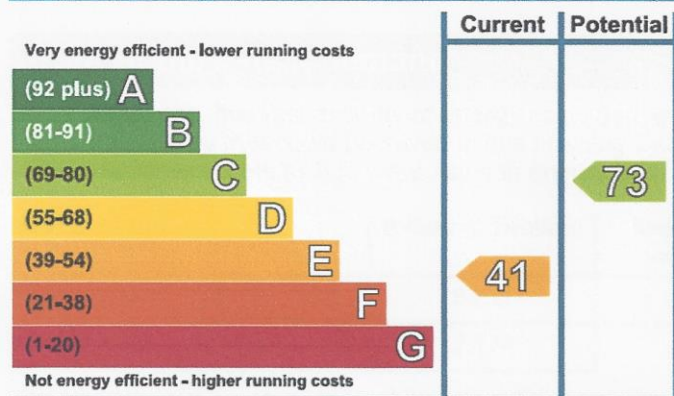
Estimated energy costs of dwelling for 3 years:	£ 3,066
Over 3 years you could save	£ 1,686

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 123 over 3 years	
Heating	£ 2,340 over 3 years	£ 885 over 3 years	
Hot Water	£ 603 over 3 years	£ 372 over 3 years	
Totals	£ 3,066	£ 1,380	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 873
2 Floor insulation (suspended floor)	£800 - £1,200	£ 369
3 Increase hot water cylinder insulation	£15 - £30	£ 81

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.