



01234 345353  
Residential Sales & Lettings

To Rent

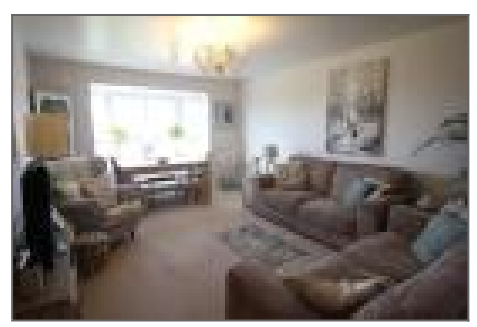
Henley Rd, Bedford, Beds MK40 4FX



**£795 per month**

**2 bedroom Flat**

- ✓ Modern Second Floor Flat
- ✓ Spacious Lounge/Dining Room
- ✓ Kitchen With Appliances
- ✓ Two Bedrooms
- ✓ Three Piece Bathroom
- ✓ Secure Gated Parking For One Car
- ✓ Walking To Town Centre
- ✓ Walking Distance To The Train Station



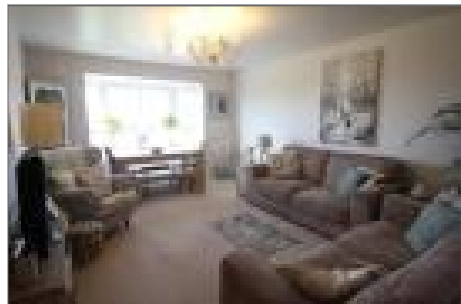
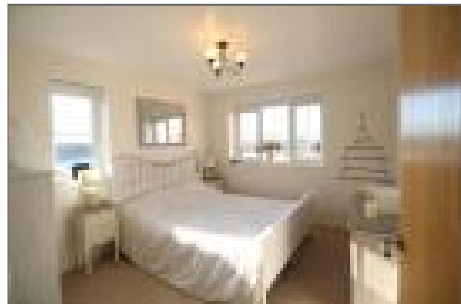


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**Description**

**\*\*AVAILABLE NOW \*\*** We are pleased to offer this well presented second floor furnished flat within walking distance of the Town Centre & Train Station. The accommodation on offer comprises Entrance Hall With Storage Cupboard, Spacious Lounge/Dining Room With Bay Window, Kitchen With Appliances, Two Bedrooms (1 Double, 1 Single) And Three Piece Bathroom With Shower Over Bath. Outside There Is Secure Gated Parking For One Car.

AVAILABLE NOW  
FURNISHED  
NO PETS



Energy Performance Certificate			
Address: 100, 102, 104, 106, 108, 110	Reference number: 100-102-104-106-108-110	Issue date: 10/10/2010	Valid until: 10/10/2015
Current energy rating: <b>C</b>	Current CO <sub>2</sub> emissions: <b>150 g/kWh</b>	Current energy cost: <b>£1,200</b>	Current CO <sub>2</sub> emissions cost: <b>£150</b>
Best possible energy rating: <b>A</b>	Best possible CO <sub>2</sub> emissions: <b>35 g/kWh</b>	Best possible energy cost: <b>£300</b>	Best possible CO <sub>2</sub> emissions cost: <b>£35</b>
Estimated energy costs for this property:			
Lighting	Current rating: <b>C</b>	Best possible rating: <b>A</b>	Potential energy saving: <b>£100</b>
Walls	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Roof	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Windows	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Heating	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Hot water	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Fixed heating controls	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Energy Efficiency Rating	<p>The graph shows the energy efficiency of your property. The higher the energy efficiency, the better. The energy efficiency of your property is measured on a scale from 1 (lowest) to 10 (highest). The energy efficiency of your property is currently <b>C</b>. To improve the energy efficiency of your property, you should consider the following measures:</p> <ul style="list-style-type: none"> <li>Improve the energy efficiency of your lighting.</li> <li>Improve the energy efficiency of your walls.</li> <li>Improve the energy efficiency of your roof.</li> <li>Improve the energy efficiency of your windows.</li> <li>Improve the energy efficiency of your heating.</li> <li>Improve the energy efficiency of your hot water.</li> <li>Improve the energy efficiency of your fixed heating controls.</li> </ul>		
Estimated energy costs for this property:			
Lighting	Current rating: <b>C</b>	Best possible rating: <b>A</b>	Potential energy saving: <b>£100</b>
Walls	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Roof	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
Windows	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
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Fixed heating controls	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>
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Fixed heating controls	Current rating: <b>D</b>	Best possible rating: <b>B</b>	Potential energy saving: <b>£100</b>

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.