



## 12 Warwick House, 38-40 Linden Road, Bedford, £750 Per Calendar Month

- First Floor Flat
- Pets Permitted
- Electric Heating
- Available Immediately
- Two Bedrooms- please note the second bedroom will not fit a single bed- storage room only
- Parking available for residents
- Flat is split level , with stairs and a stairlift to access upper floor bedrooms
- Suitable For People Aged 55 Plus Only
- Bath- No Shower
- EPC Rating D/Council Tax Band A

## Directions

## Viewings

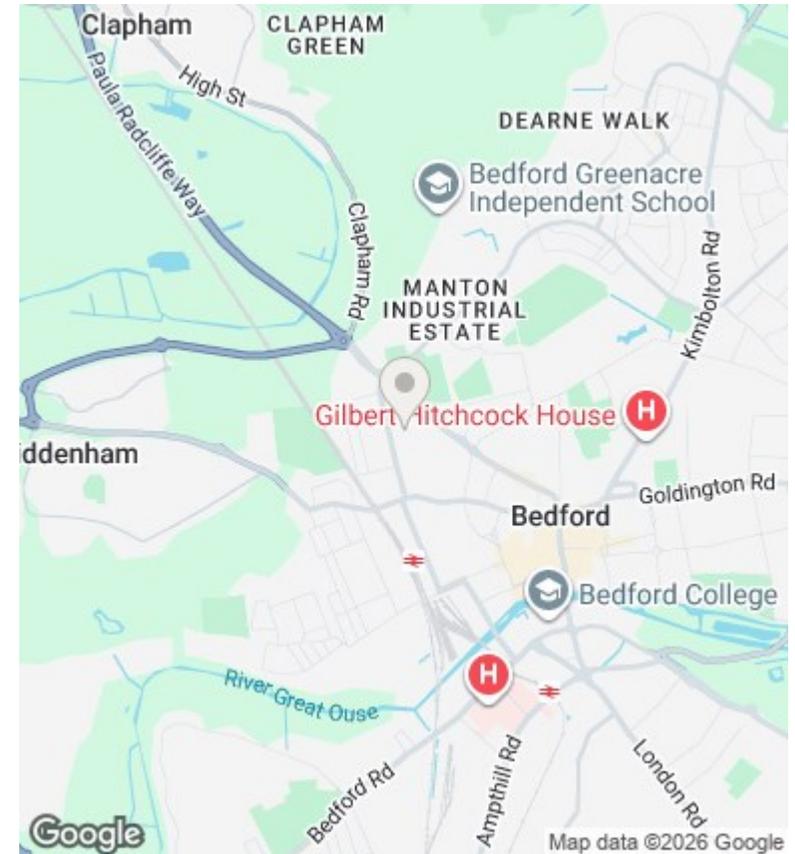
Viewings by arrangement only. Call 01332 910111 to make an appointment.

## Council Tax Band

A

## EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	