

Address: Park View Court, St Neots, Cambs PE19 7SD

Rental: £925.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

Two bedroom first floor split level maisonettes with views across Riverside Park.

ACCOMMODATION

Entrance hall, first floor with master bedroom with fitted wardrobes and en-suite cloakroom and second single bedroom. On the second floor is a spacious lounge/diner, fitted kitchen and family bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Allocated off road parking space

GENERAL CONDITION

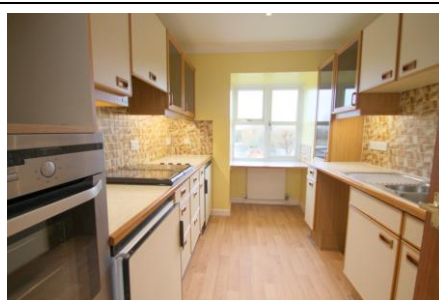
The property is presented in good order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge
Freezer



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£925.00
Utilities included	No
Council Tax	Band B
Council tax payable	£ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. W630

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

4 Park View Court
The Paddock
ST. NEOTS
PE19 7SD

Energy rating

C

Valid until: 20 February 2032

Certificate number: 2710-1371-4411-3040-2112

Property type

Mid-floor maisonette

Total floor area

95 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

