

Address: 37 Grove Court, Rampley Lane, Little Paxton,
St Neots, Cambridgeshire PE19 6PQ

Rental: £975.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

Two bedroom ground floor apartment.

ACCOMMODATION

Entrance hall, spacious lounge/diner with casement doors to garden, fitted kitchen, 2 bedrooms and refitted bathroom with shower.

BENEFITS/FEATURES

Small enclosed paved courtyard garden
Single garage with additional parking space
Electric heating
UPVC double glazing

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Electric oven
Electric hob
Extractor hood



Whites Property Services



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly or weekly
Deposit required £975.00
Utilities included No
Council Tax Band C
Council tax payable £ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. 662

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

Flat 37
Grove Court
ST. NEOTS
PE19 6PQ

Energy rating

D

Valid until:

11 August 2031

Certificate number: 2091-0614-6953-5111-0157

Property type

Ground-floor flat

Total floor area

55 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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