



01234 - 352999

Address: 10 Grove Court, Rampley Lane, Little Paxton,
Cambs PE19 6PQ

Rental: £995.00 per calendar month

Availability: Now



FACT FILE

PROPERTY STYLE

A spacious 2 bedroom penthouse apartment.

ACCOMMODATION

Entrance hall, cloakroom, lounge/diner with vaulted ceiling and exposed beams, galley style kitchen, master bedroom with fitted wardrobes, second double bedroom and bathroom with corner bath.

BENEFITS/FEATURES

Double glazed Velux windows
Electric heating
Single garage and additional parking

GENERAL CONDITION

Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Blinds and carpets

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Fridge/Freezer
Dishwasher



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£995.00
Utilities included	No
Council Tax	Band B
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. W672

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

10 GROVE COURT RAMPLEY LANE LITTLE PAXTON PE19 6PQ	Energy rating D
Valid until 9 March 2031	Certificate number 0380-2586-5020-2329-8485

Property type
Top-floor flat

Total floor area
97 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 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.

The average energy rating and score for a property in England and Wales are D (60).