

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



## 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](http://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