



01234 - 352999

Address: 25 River Terrace, St Neots, Cambs PE19 2BG

Rental: £900.00 per calendar month

Availability: 19<sup>th</sup> April 2026



## FACT FILE

### PROPERTY STYLE

A FULLY FURNISHED One bedroom split level first floor maisonette.

### ACCOMMODATION

Entrance hall, lounge/diner and fitted kitchen with appliances on first floor with large master bedroom and refitted bathroom with shower on second floor.

### BENEFITS/FEATURES

UPVC double glazing  
Electric heating  
Allocated parking space

### GENERAL CONDITION

The property is presented in excellent order throughout

### FURNISHINGS INCLUDED

Fully furnished

### KITCHEN APPLIANCES

Electric Oven  
Electric Hob  
Extractor Hood  
Fridge/Freezer  
Washing Machine



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£900.00
Utilities included	No
Council Tax	Band A
Council tax payable	£

### RESTRICTIONS

\* **Non-smoking property**

Our ref. W642

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

[www.laneandholmes.co.uk](http://www.laneandholmes.co.uk)

# Energy performance certificate (EPC)

25 River Terrace  
ST. NEOTS  
PE19 2BG

Energy rating

D

Valid until: 21 December 2031

Certificate number: 2015-0818-1191-9246-6710

Property type

Mid-floor maisonette

Total floor area

53 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	71   C
39-54	E		
21-38	F		
1-20	G		