



01234 - 352999

Address: Windsor Gardens, Somersham, St Ives, Cambs
PE28 3DY

Rental: £600.00 per calendar month

Availability: 7th June 2026



FACT FILE

PROPERTY STYLE

One bedroom first floor apartment

ACCOMMODATION

Open plan living area with fitted kitchen, small bedroom and bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Wood laminate flooring
Allocated parking space

GENERAL CONDITION

The property presented in excellent order throughout

FURNISHINGS INCLUDED

Laminate flooring and curtains throughout

KITCHEN APPLIANCES

Electric Oven
Electric Hob
Extractor hood



LETTING TERMS & INFORMATION

Availability Long term
Rent Payable Monthly
Deposit required £600.00
Utilities included No
Council Tax Band A
Council tax payable £

RESTRICTIONS

* **Non-smoking property**

Our ref. W651

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

5 Windsor Gardens Somersham HUNTINGDON PE28 3DY	Energy rating C	Valid until: 9 March 2035
		Certificate number: 2530-1128-3473-1919-1236

Property type	Top-floor flat
Total floor area	26 square metres

Rules on letting this property

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

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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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