



# hrt

herbert r thomas

40 Highbury Court  
Cimla, Neath, , SA11 1TX

£750.00 PCM

Situated in the popular Highbury Court development close to local shops and amenities of the Town Centre a spacious First Floor Two bedroom Apartment with allocated parking. Accommodation comprises of: Hallway, Lounge/Diner, Modern Fitted Kitchen with gas hob, oven, grill and hood, Bathroom with shower over bath and Two Bedrooms. EPC Rating C



## Contacts

Cowbridge Office

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Agency Code 2411 1715	Energy rating <b>C</b>	Valid until 8 February 2026
Certificate number 5336-8722-7950-0124-8206		
Property type Top-floor flat	Total floor area 55 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/landlords-what-you-need-to-know-about-energy-ratings>

**Energy rating and score**

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

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

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 50