



# 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**

59 High Street,  
Cowbridge, CF71 7YL

**01446 776374**

[rentals@hrt.uk.com](mailto:rentals@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

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

Energy performance certificate (EPC)	
40 Highbury Court SA11 1TX	Energy rating: <b>C</b> Valid until: 6 February 2019 Certificate number: 6156-6722-7950-9104-8206
Property type: Top-floor flat Total floor area: 55 square metres	
<b>Rules on letting this property</b> 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 <a href="https://www.gov.uk/guidance/landlords-what-to-do-about-energy-ratings">https://www.gov.uk/guidance/landlords-what-to-do-about-energy-ratings</a>	
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be C. <a href="#">See how to improve this property's energy efficiency</a>	
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	

Energy rating and score graph showing current rating C and potential rating C.