



**Oliver  
Minton**  
*Sales & Lettings*

**2 Springwell Court Hoddesdon Road,  
Stanstead Abbots, Ware  
Hertfordshire SG12 8ET  
£1,600 Per Calendar Month**



Situated in the heart of Stanstead Abbots and forming part of a highly sought after individual development, this stunning two double bedroom/two bathroom first floor apartment is a perfect location for all the village amenities, being a very short walk to St. Margaret's station and the village High Street.

The spacious accommodation is immaculately presented throughout and in brief offers: Reception hall with feature panelling to walls, dual aspect living/dining room, fitted modern kitchen with integrated white goods , master bedroom with wardrobes and en-suite bathroom, with shower cubicle and a further good size double bedroom and luxury family bathroom. Modern shutters to all windows and gas central heating with underfloor heating to bathrooms. There are well maintained communal gardens and two allocated parking spaces. SUIT PROFESSIONAL COUPLE. NO PETS



## Notes to Potential Tenants

- REFERENCES - Please only enquire if you pass the reference criteria
- Collective Gross Income: Minimum multiple of 30 times the monthly rental
  - NO CCJ's, IVA's or history of bad credit
  - Positive landlord reference (if applicable)

<https://tenanthelp.goodlord.co/s/article/What-is-Goodlord-referencing>

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent

Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

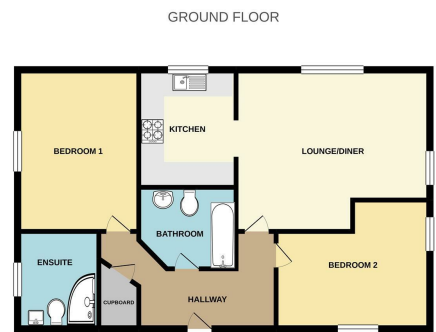
WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

## Area Map



## Floor Plans



TOTAL FLOOR AREA: 105sqm (1120sqft) (approx.)  
 Please note: Energy and environmental ratings are based on the current condition of the property. They are not a guarantee of performance and are subject to change. The ratings are based on the current condition of the property and are not a guarantee of performance.

**Tenure:**

**Council Tax Band: C**

**Viewing Arrangements:**

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

Email: [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

View all our properties at [www.oliverminton.com](http://www.oliverminton.com)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.