



**Oliver
Minton**
Sales & Lettings

**102a Canons Road,
Ware**

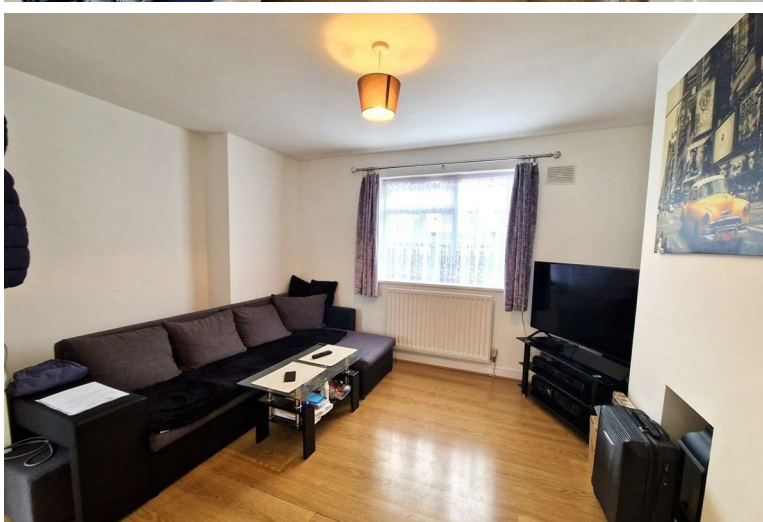
SG12 0BW

£1,150 Per Month

E MAIL ENQUIRIES ONLY PLEASE Immaculate ,One bedroom UNFURNISHED ground floor maisonette ideally located close to BR train station and Ware High Street.

Accommodation comprises of entrance hallway leading to lounge area, open plan to well appointed kitchen with integrated white goods, double bedroom, modern bathroom with shower , gas central heating. Driveway Parking for 2 vehicles and sole use patio area to rear of property STRICTLY NO PETS Available 1st September 24





Notes to potential tenants

SERVICES

GAS CENTRAL HEATING, MAINS WATER,
MAINS ELECTRICITY AND Mains
DRAINAGE
BROADBAND AND MOBILE PHONE
SERVICE AVAILABILITY CAN BE CHECKED
AT <https://checker.ofcom.org>

Relevant letting fees and tenant protection
information

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



MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure:

Council Tax Band: B

Viewing Arrangements:

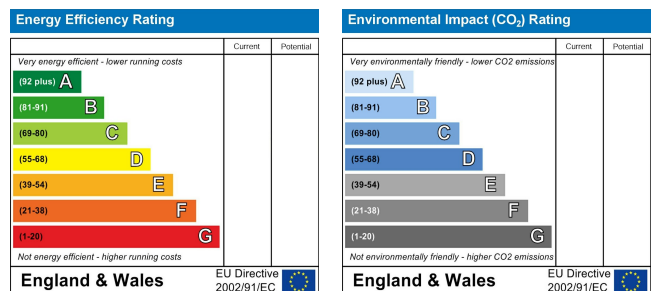
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com



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.