



**Oliver  
Minton**  
*Sales & Lettings*

**55a Canons Road,  
Ware, Herts  
SG12 0BN  
£1,100 PCM**



NEW CARPETS THROUGHOUT BEFORE NEXT TENANCY - One bedroom UNFURNISHED first floor maisonette ideally located close to BR train station and Ware High Street

Accommodation comprises of entrance hallway stairs leading to well appointed kitchen with integrated white goods, lounge area, double bedroom with fitted wardrobe and modern bathroom with shower and heated towel rail, gas central heating. Shared patio area to rear of property On street parking only NO PETS Available now



## Lettings Fees for 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

## Area Map



## Floor Plans

### Tenure:

### Council Tax Band: B

### Viewing Arrangements:

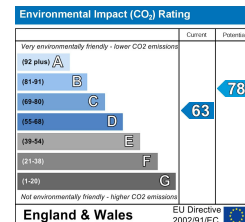
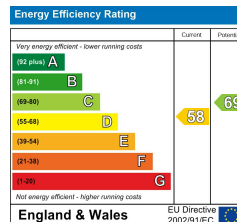
Strictly by appointment

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)



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