



**Oliver
Minton**
Sales & Lettings

**15 The Octagon Collett Road,
Ware**

SG12 7LR

£1,175 Per Calendar Month



Immaculate second floor apartment set in this Victorian conversion, conveniently situated within walking distance of Ware's town centre with all of its local amenities and mainline train station serving London's Liverpool Street. CAN BE PART- FURNISHED OR UNFURNISHED

The light and spacious accommodation comprises entrance hall, fitted kitchen, larger than average dual aspect lounge/dining room open plan to fitted kitchen with white goods, modern bathroom with feature roll top bath, and double bedroom., Externally there are well-kept communal gardens, an allocated car port and further visitors parking. AVAILABLE NOW

NB - In accordance with the Estate Agency Act 1979, we are obliged to point out that the landlord of this property is a member of staff at Oliver Minton Estate Agents.



Notes to potential tenants

SERVICES

Gas Heating , MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE

BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT <https://checker.ofcom.org>

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.