



**Oliver  
Minton**  
*Sales & Lettings*

**122 River Meads,  
Stanstead Abbots, Ware  
Hertfordshire SG12 8EL**

**£1,295 Per Calendar Monthpcm**



E MAIL ENQUIRIES ONLY PLEASE A larger than average first floor unfurnished 2 bedroom apartment situated within this sought-after riverside development, just a short walk from St Margaret's Station and the village High Street amenities. WATER RATES INCLUDED IN RENT

The accommodation comprises reception hall/study, living/dining room, fitted kitchen with white goods, generous size master bedroom with fitted wardrobes, second double room with fitted wardrobes and luxury bathroom.

There are two allocated parking bays, one is underground, well tended, pretty communal gardens together with residents private secure gated access to the adjacent River Lea towpath with its beautiful walks into the village and beyond. NO PETS



## Notes to potential tenants

### SERVICES

Electric HEATING, MAINS WATER (cost included in rent) , 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

## Area Map



## Floor Plans

**Tenure:**

**Council Tax Band: C**

**Viewing Arrangements:**

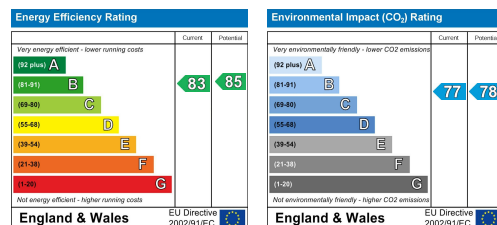
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

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



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