



16a Star Street | Ware | SG12 7AA

£1,350 Per Month

Unfurnished two bedroom first floor split level maisonette conveniently situated within walking distance of the town centre and rail station. This completely refurbished property offers spacious accommodation comprising living room, fully fitted kitchen, two good sized bedrooms and a bathroom with shower over bath. Lovely riverside communal gardens, allocated and visitors parking. Council Tax band C. AVAILABLE EARLY JULY. Sorry - NO pets.

Holding Deposit £311.00 : Dilapidation Deposit £1555.00



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Entrance Hall

Stairs up to first floor.

First Floor Landing

Doors to living room and kitchen. Stairs to second floor.

Living/Diner

18'1 x 14'5 (5.51m x 4.39m)

Kitchen

8'2 x 7'3 (2.49m x 2.21m)

To include white goods.

Second Floor Landing

Bedroom One

10'10 x 10'6 (3.30m x 3.20m)

Bedroom Two

10'10 x 7'3 (3.30m x 2.21m)

Bathroom

White suite with shower over bath.

Communal Grounds

Overlooking the River Lee.

Parking

One allocated space plus visitors parking.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Measurements are approximate and are only intended to provide a guide.

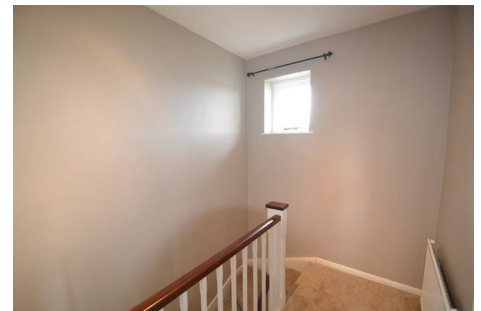
Deposits

Holding deposit £311.00

Dilapidation deposit £1555.00

Energy Performance Certificate

Please see EPC graph opposite.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC