

Jonathan Hunt

— LETTING AGENCY —

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26 Lygean Avenue, Ware, Hertfordshire, SG12 7AR

£925 Per Month

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STUDIO APARTMENT, situated on a private riverside development within WALKING DISTANCE to Ware town centre, with all of its local amenities and mainline station. The first floor property benefits from DIRECT RIVER VIEWS, resident parking and communal gardens. Available from 25th July - Please call for more details. SINGLE OCCUPANCY ONLY

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: £27,750 per year
- 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>

ALL PROPERTIES HAVE A NO PET AND NO SMOKING POLICY UNLESS OTHERWISE ADVERTISED

Please note there are no tenant fees and the security deposit is capped to the equivalent of 5 weeks rent.

East Herts Council
COUNCIL TAX BAND B



RIVERSIDE DEVELOPMENT

ENTRANCE HALLWAY

LIVING ROOM/BEDROOM

DIRECT RIVER VIEWS

KITCHEN

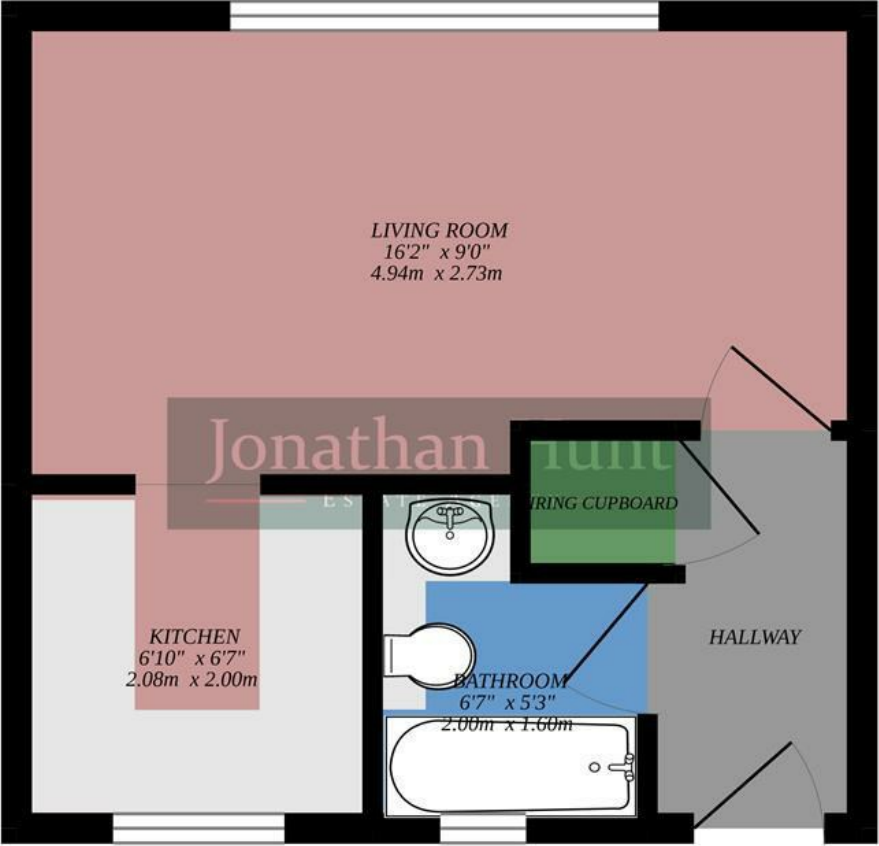
BATHROOM

RESIDENT & VISITOR PARKING

COMMUNAL RIVERSIDE GARDENS



FIRST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 252 sq.ft. (23.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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	