

Jonathan Hunt

— LETTING AGENCY —

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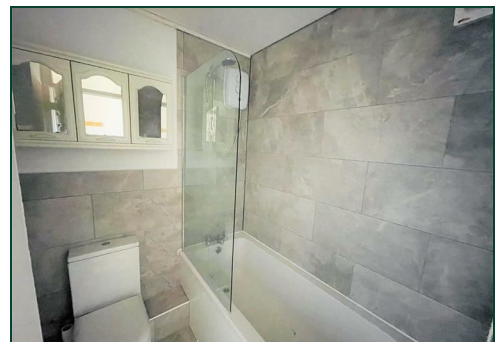
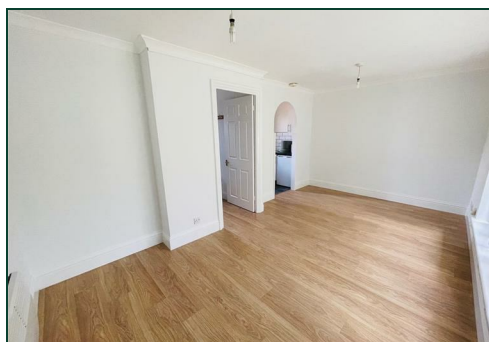
58 Lygean Avenue, Ware, Hertfordshire, SG12 7AR

£999 Per Month

GROUND FLOOR STUDIO apartment, located within a desirable riverside development. Benefits include allocated parking, own front door situated within walking distance to Ware's town centre and British Rail Station.
Available from 12/10/2026 SINGLE OCCUPANCY ONLY

Council Tax band B
East Herts District Council

Viewings are arranged subject to applicants providing sufficient information for an initial assessment against Goodlord's referencing criteria. Applicants must demonstrate a combined gross annual household income of at least 30 times the monthly rent, or eligible UK savings accepted by Goodlord, together with a satisfactory credit history and, where applicable, a satisfactory landlord reference. Some applicants receiving benefits may also



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

ACCOMMODATION COMPRISES

ENTRANCE

Private entrance door to entrance with airing cupboard and electric heater.

BATHROOM

Suite comprising panel enclosed bath, push flush w.c. and pedestal wash hand basin. Extractor fan, tiled flooring and splashback areas.

PHOTO TWO

LOUNGE 16'6" x 9'6" (5.03 x 2.90)

With wood laminate flooring, storage heater, large windows overlooking communal gardens.

PHOTO TWO

KITCHEN 6'10" x 6'9" (2.08 x 2.06)

Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Space for washing machine and cooker, window to front aspect, tiled splashbacks, laminate flooring.

EXTERIOR

Allocated parking and ample visitors parking. Riverside communal gardens.



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	65	65
(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	58	58
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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