



## 67 Broadmeads | Ware | SG12 9HX

**£1,400 Per Month**

A very spacious and well presented first floor split-level maisonette located on a popular riverside development within easy walking distance of the town centre and rail station. This two double bedroom home has a fully fitted kitchen including fridge/freezer and dishwasher. Features include uPVC double glazed windows, built-in wardrobes and cupboards, plus a garage arranged en bloc and well maintained communal gardens. Secure residents & visitors parking (NO commercial).

Available early May.

Holding deposit - £323.00 Dilapidation deposit - £1615.00



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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Own front door into:

### Entrance Lobby

Staircase to first floor landing.

### Cloakroom/WC

### Lounge/Diner

15'0 x 11'7 (4.57m x 3.53m)

### Kitchen

11'0 x 8'8 (3.35m x 2.64m)

Fully fitted, with modern units to include fridge/freezer and dishwasher.

### Bedroom One

15'0 x 11'7 (4.57m x 3.53m)

Built-in wardrobe.

### Bedroom Two

11'2 x 8'9 (3.40m x 2.67m)

Built-in wardrobe.

### Bathroom

White suite with shower over bath.

### Riverside Gardens

Well maintained communal gardens.

### Garage

Single garage arranged en bloc.

### Parking

Secure residents and visitors parking.

### Deposits

Holding deposit - £323.00

Dilapidation deposit - £1615.00

### Energy Performance Certificate

Please see EPC graph opposite.



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (92-101) <b>A</b>                           |                         | (92-101) <b>A</b>   |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
|   | 79                      |   | 65                      |
|   | 43                      |   | 42                      |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |



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