

Jonathan Hunt

LETTING AGENCY

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Flat 2D Oceanic House, Star Street, Ware, Hertfordshire, SG12 7AA

£1,395 Per Month

JONATHAN HUNT LETTINGS are pleased to offer this spacious 2 double bedroom top floor converted apartment. Fitted to a high standard throughout including a spacious lounge/diner (22' 11" x 9' 8"), fitted kitchen with granite worktops, fitted appliances and river views from window, family bathroom, allocated parking space. Available NOW

REFERENCES - Please only enquiry if you pass the reference criteria

- Collective Gross Income: Minimum £41,850 per year
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

HALLWAY

Telephone entry phone, oak effect flooring, radiator, doors to:

KITCHEN 10'2" > 7'1" x 8'11" (3.10 > 2.16 x 2.72)

Fully fitted luxury units with high quality granite worktops, inset sink/drainер with modern mixer tap, integrated dishwasher, built-in electric oven and inset ceramic hob, comtemporay extract fan, integrated fridge/freezer, low voltage spotlights to plinth, window to rear aspect, spotlights to ceiling, oak effect laminate flooring. Open to:

PHOTO TWO

LOUNGE / DINER 22'11" x 9'8" (6.99 x 2.95)

Window to front & rear aspect, radiator, light to feature vaulted ceiling, oak effect laminate flooring.

PHOTO TWO

BEDROOM ONE 11'8" x 11'3" (3.56 x 3.43)

Window to front aspect, two side wall lights, radiator, built-in storage cupboard, carpeted flooring.

PHOTO TWO

BEDROOM TWO 11'3" x 9'3" (3.43 x 2.82)

Window to front aspect, two side wall lights, radiator, carpeted flooring.

PHOTO TWO

BATHROOM

Modern suite comprising of a tiled panel bath with mixer tap and shower attachment, additional mains fed shower with wall mounted inset controls, glass shower screen and tiled splashbacks, wall mounted wash hand basin with mixer taps, low level w.c. with concealed cistern, window to rear aspect, extractor fan, porcelain tiled flooring.

PHOTO TWO

PHOTO THREE

PHOTO FOUR

ALLOCATED PARKING SPACE



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			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

