

# Jonathan Hunt

LETTING AGENCY

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## 30 Mill Studio Crane Mead, Ware, SG12 9PY

**£1,400 Per Month**

JONATHAN HUNT LETTINGS are pleased to offer this 2 BEDROOM apartment (30) on the 3rd floor. The property is within close WALKING DISTANCE to Ware High Street and mainline train station connecting to London Liverpool Street. The property benefits from UPVC windows, electric heating, white goods and residents parking. AVAILABLE NOW

REFERENCES - Please only enquiry if you pass the reference criteria

- Gross Income: Minimum £45,000
- 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

**Open Plan Lounge/Kitchen 14'9" x 13'3" (4.50 x 4.06)**

**Bedroom 1 15'8" x 10'5" (4.78 x 3.20)**

**Bedroom 2 8'7" x 8'2" (2.63 x 2.49)**

**Shower Room**

**Inner Hall**

**AGENTS NOTES**

**IMPORTANT INFORMATION:**

The electric heating is on a landlord installed prepayment meter supplied by metroprepaid.co.uk (please note photos taken prior to new heating system)

The property is fitted with a Vent-Axia Mechanical Extract Ventilation (MEV) unit, which forms a permanent and essential part of the property's ventilation system.

The MEV unit operates continuously at a very low background speed to ensure proper air circulation and to help prevent condensation, damp and mould. When humidity levels rise for example, during cooking or showering the system automatically boosts its extraction rate to remove excess moisture efficiently.

The unit must remain switched on at all times to maintain good air quality and hygiene within the property. It is designed to be energy-efficient, and the running cost is very minimal — typically just a few pounds per month. The electricity used by the unit is paid by the tenant as part of their normal household electricity consumption.

The system should never be disconnected, covered or switched off, as this may lead to condensation or damage within the property

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

