



**399 Ware Road | Hertford | SG13 7EN**

**£1,400 pcm**

Lovely views to the rear over the King's Meads nature reserve. This two bedroomed top floor flat has been fully refurbished and features new bathroom and kitchen with integrated appliances and breakfast bar. Wardrobes in both bedrooms, gas central heating and allocated parking. The flat is conveniently located between both Hertford East and Ware mainline rail stations. Furnished or unfurnished (landlord flexible) . Available now. Council tax band- B. EPC rating- C. Deposit equal to one month rent.

- Two bed top floor flat
- Furnished or unfurnished (landlord is flexible)
- Stunning panoramic views over King's Meads reserve
- Gas central heating
- Newly fitted Kitchen with appliances



## Property Description

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COMMUNAL ENTRANCE

ENTRANCE HALL

LIVING ROOM / KITCHEN

BEDROOM 1

BEDROOM 2

BATHROOM

ALLOCATED PARKING



## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Hertfordshire

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements