

Jonathan Hunt

— LETTING AGENCY —

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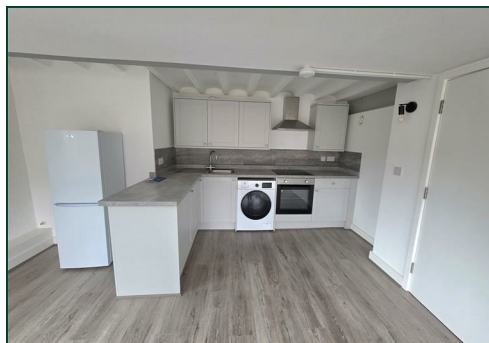
37 Mill Studios Crane Mead, Ware, SG12 9PY

£1,500 Per Month

JONATHAN HUNT LETTINGS are pleased to offer this of two bedroom third floor apartment. Situated in this RIVERSIDE residential development, the property is within close WALKING DISTANCE to Ware High Street and mainline train station connecting to London Liverpool Street. White goods, parking and electric heating . 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 Living 21'5" x 13'6" (6.53 x 4.14)

Bedroom 1 12'9" x 8'5" (3.89 x 2.57)

Bedroom 2 14'11" x 6'5" (4.57 x 1.98)

Shower Room

AGENT NOTES

IMPORTANT INFORMATION:

The electric heating is on a landlord installed prepayment meter supplied by metroprepaid.co.uk

The apartment 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 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	

