

Jonathan Hunt

LETTING AGENCY

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7 Mill Studio Crane Mead, Ware, SG12 9PY

£1,050 Per Month

JONATHAN HUNT LETTINGS are pleased to offer this ground floor STUDIO (7) 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 and parking. AVAILABLE 13th April

REFERENCES - Please only enquiry if you pass the reference criteria

- Gross Income: Minimum £31,500
- 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 and Sleeping 21'7" x 14'0" (6.60 x 4.29)

Shower Room

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

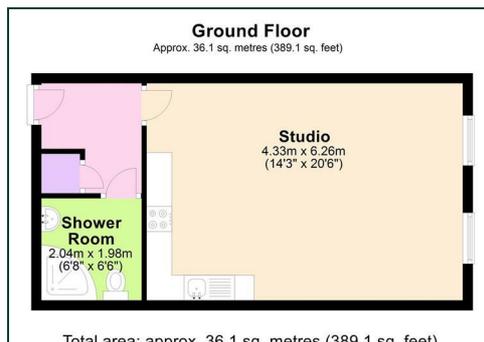
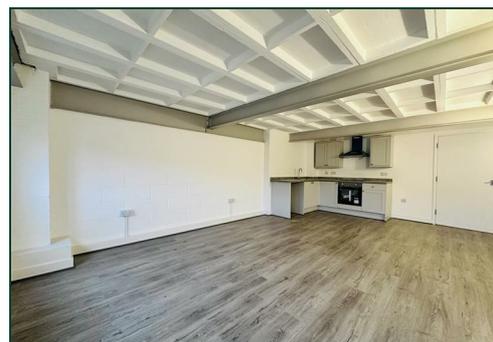
The MEV unit operates continuously at a very low background speed to ensure proper air circulation and to help prevent condensation, damp and mould. When humidity levels rise for example, during cooking or showering the system automatically boosts its extraction rate to remove excess moisture efficiently.

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 | |



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More Lettings in SG12 than any other agent*

Jonathan Hunt 49

Agents 1-10, 11-20, 21-30, 31-40, 41-50, 51-60, 61-70, 71-80, 81-90, 91-100

LANDLORDS WANTED
As SG12's number one letting agent, we offer expert guidance and a seamless lettings process from start to finish. With a proven track record of successful lets, we can help take the stress out of property management. Let us help you achieve the best results - contact us today!

*Data provided by Rightmove for the period Jan - Dec 24
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