

# Jonathan Hunt

— LETTING AGENCY —

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**59 Millacres, Station Road, Ware, Hertfordshire, SG12 9PU**

**£1,350 Per Month**

JONATHAN HUNT LETTINGS are pleased to offer this newly decorated and carpeted two bedroom apartment located on the sought after Millacres Development. Benefits include a dual aspect lounge, re-fitted bathroom, close to town centre and is a short walk to British Rail station serving London Liverpool Street. AVAILABLE NOW

Council Tax Band C  
East Herts District Council

Viewings are arranged subject to applicants providing sufficient information for an initial assessment against Goodlord's referencing criteria.



Buntingford Branch - Company No. 10303541 VAT No. 10303541  
Ware Branch - Company No. 4759215 VAT No. 700174975

**LOUNGE / DINER 15'0" x 13'0" (4.57 x 3.96)**

Spacious dual aspect room with sash windows to side and rear with views over river and landscaped gardens, TV point, two radiators, wood flooring.

**PHOTO TWO**

**KITCHEN 13'0" x 6'0" (3.96 x 1.83)**

Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Built in cooker with gas hob over.

**BEDROOM ONE 12'0" x 9'10" (3.66 x 3.00)**

Large Sash windows to rear with views over landscaped gardens, fitted wardrobes, fitted carpet.

**PHOTO TWO**

**BEDROOM TWO 12'0" x 7'10" (3.66 x 2.39)**

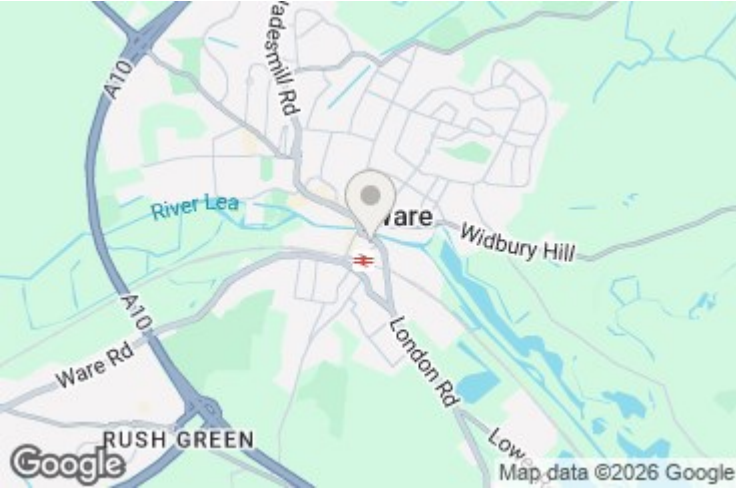
Large Sash window to rear with views over landscaped gardens, fitted wardrobes, fitted carpet.

**BATHROOM**

Fitted white suite comprising panel enclosed bath with mixer shower taps over, rain water shower, low-level WC, pedestal wash hand basin, tiled splashbacks, extractor, vinyl floor covering.

**OUTSIDE**

Secure parking, communal areas and communal refuse.



| 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 |           |