

# Jonathan Hunt

LETTING AGENCY

20 High Street Ware SG12 9BX

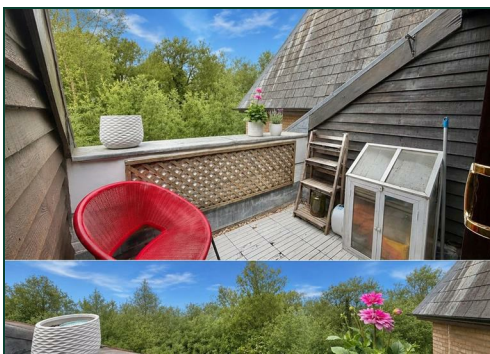
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**180 River Meads, Stanstead Abbots, Ware, SG12 8EU**

**£1,250 Per Month**

A beautifully presented one bedroom 2nd floor apartment enjoying a peaceful riverside setting with attractive communal gardens and a private balcony overlooking mature trees. The property offers bright and well maintained accommodation throughout including a spacious living room with built in shelving and doors opening onto the balcony, a modern fitted kitchen with integrated appliances, a generous double bedroom with fitted wardrobes and a contemporary bathroom suite. Residents benefit from well kept communal gardens together with delightful nearby riverside and towpath walks, creating an attractive balance between convenience and a tranquil setting. The apartment would ideally suit a professional individual or couple seeking a well positioned home with character and outdoor space. AVAILABLE LATE JULY

REFERENCES - Please only enquiry if you pass the reference criteria

- Gross Income: Minimum £37,500
- 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

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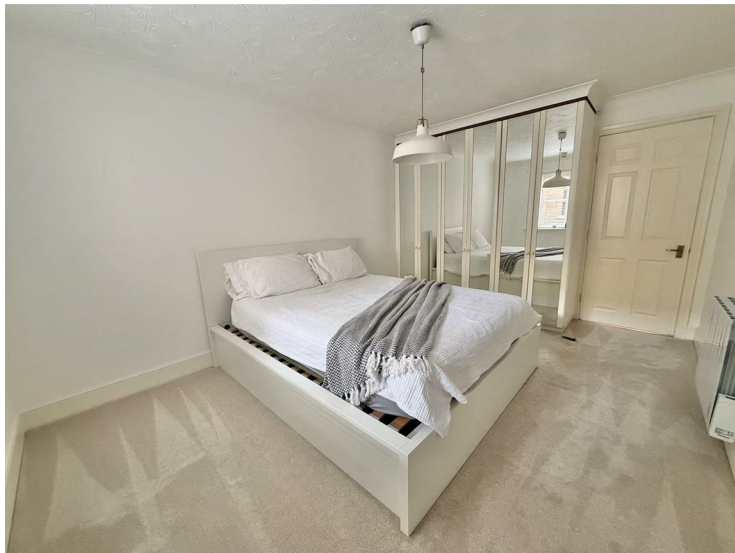
Lounge 15'5" x 10'7" (4.72 x 3.25)



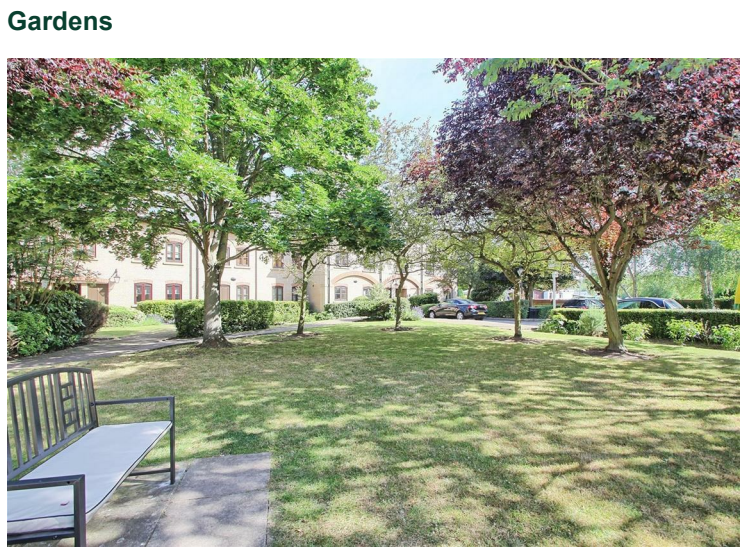
Kitchen 12'7" x 5'8" (3.84 x 1.75)



Bedroom 12'9" x 10'8" (3.91 x 3.26)

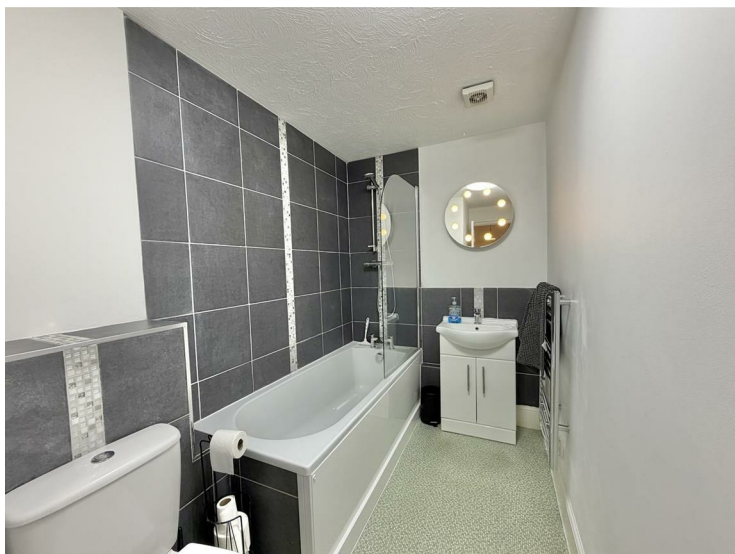


Balcony 8'4" x 6'0" (2.56 x 1.83)



Gardens

Bathroom 12'1" x 5'3" (3.7 x 1.62)



River Path Access



# 180 River Meads, Stanstead Abbots, Ware, SG12 8EU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

