

# Jonathan Hunt

— LETTING AGENCY —

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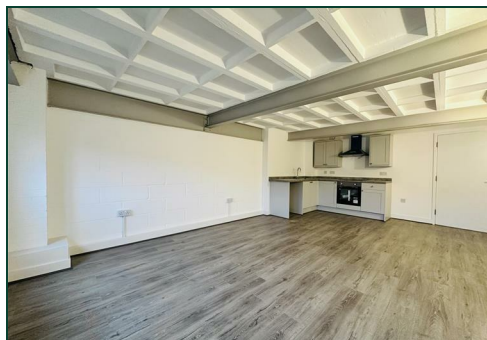
**34 Mill Studio Crane Mead, Ware, SG12 9PY**

**£1,000 Per Month**

JONATHAN HUNT LETTINGS are pleased to offer this third floor STUDIO 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. Electric Heating, Available from 20th January

REFERENCES - Please only enquiry if you pass the reference criteria

- Gross Income: Minimum £30,000
- 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 and Sleeping 20'6" x 14'0" (6.27 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

