

# Jonathan Hunt

LETTING AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



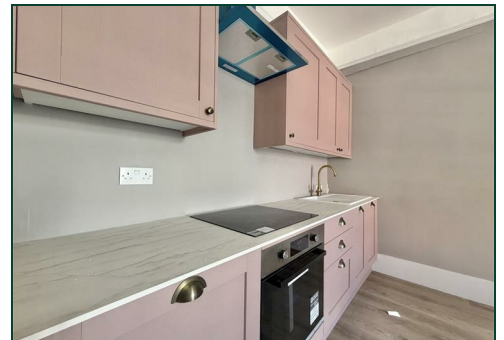
**Plot 5, 75 High Street, Ware, SG12 9AD**

**£1,800 Per Month**

A beautifully finished, newly converted first floor apartment ideally located in the centre of Ware, offering stylish accommodation throughout and finished to a high specification.

The property has been completely refurbished and provides a bright and spacious open plan kitchen and living area, featuring contemporary units, integrated appliances including a dishwasher and undercounter fridge/freezer, and a modern finish, creating an ideal space for both relaxing and entertaining. There are two generous double bedrooms, both newly decorated with brand new flooring, offering comfortable and versatile living space. The standout feature of the property is the impressive bathroom, finished with high quality fittings including a large walk in shower, modern vanity unit and heated towel rail. Situated in a highly convenient town centre location, the apartment is just a short walk from Ware's range of shops, cafes and restaurants, as well as Ware mainline station providing direct links into London.

REFERENCES - Please only enquiry if you pass the reference criteria  
- Gross Income: Minimum £54,000



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

**Front Door**

**Open Plan 16'7" x 12'5" (5.08 x 3.80)**

**Kitchen Area**

**Bedroom 1 15'8" x 15'5" (4.78 x 4.70)**

**Bedroom 2 14'4" x 10'7" (4.37 x 3.25)**

**Bathroom 10'7" x 7'5" (3.25 x 2.28)**



| 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 |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>59</b> | <b>59</b> |

| 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 |         |           |

