



## 7 Peregrine House | The Blanes | Ware | SG12 0XD

**£1,000 Per Month**

Top floor flat situated in a purpose-built block within walking distance of Ware town centre and rail station, Glaxo and schools. The accommodation consists of living room, kitchen with built-in oven & hob, two double bedrooms and bathroom. It is being offered unfurnished and benefits include uPVC double glazing, communal garden/drying area and plenty of residents/visitors parking. Available from early September. Sorry - NO PETS.

Holding deposit - £230.00 : Dilapidation deposit - £1150.00 : Council Tax Band 'C'



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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## Communal Hallway

Stairs up to top floor landing.

## Front Door

Leading into:

## Hallway

## Living Room

15'0x 10'3 (4.57m x 3.12m)

## Kitchen

11'0 x 6'7 (3.35m x 2.01m)

Inset electric with over under and extractor over. Fridge/freezer.

## Bedroom One

10'0 x 7'0 (3.05m x 2.13m)

## Bedroom Two

9'10 x 7'0 (3.00m x 2.13m)

## Bathroom

## Communal Drying Area

## Parking

Plenty of residents and visitors parking.

## Energy Performance Certificate

Please see EPC graph.

## Deposits

Holding deposit - £230.00

Dilapidation deposit - £1150.00

Council Tax Band "C"

## Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(95-100) A		(95-100) A	
(85-94) B		(85-94) B	
(75-84) C		(75-84) C	
(65-74) D		(65-74) D	
(55-64) E		(55-64) E	
(45-54) F		(45-54) F	
(35-44) G		(35-44) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	79		
	55		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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