



16a Star Street | Ware | SG12 7AA

£1,600 Per Month

Very light and spacious two bedroom, first floor, split level maisonette conveniently situated within walking distance of the town centre and rail station. This completely refurbished property offers spacious accommodation comprising living room, fully fitted kitchen with white goods and gas CH, two good sized bedrooms and a bathroom with shower over bath. Lovely riverside communal gardens, allocated and visitors parking. Council Tax band C. AVAILABLE MID OCTOBER.

Holding Deposit : £369.00 - Dilapidation Deposit : £1845.00



CHRIS DELLAR
PROPERTIES

Your estate agent

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Entrance Hall

Door at ground floor level with hallway. Stairs up to first floor.

First Floor Landing

Doors to living room and kitchen. Stairs to second floor.

Living/Diner

18'1 x 14'5 (5.51m x 4.39m)

Bright room with windows on 3 sides.

Kitchen

8'2 x 7'3 (2.49m x 2.21m)

To include white goods.

Second Floor Landing

Bedroom One

10'10 x 10'6 (3.30m x 3.20m)

Fitted wardrobe

Bedroom Two

10'10 x 7'3 (3.30m x 2.21m)

Bathroom

White suite with shower over bath.

Shower over bath

Communal Grounds

Overlooking the River Lee.

Parking

One allocated space plus visitors parking.

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.

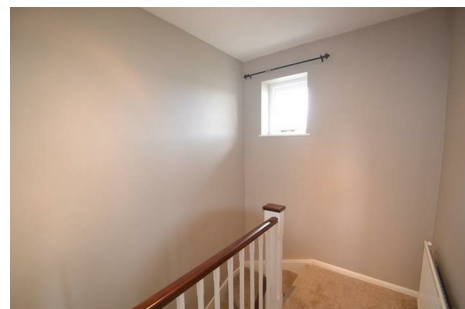
Deposits

Holding deposit - £369.00

Dilapidation deposit - £1845.00

Energy Performance Certificate

Please see EPC graph opposite.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (91-95)			A (1-10)		
B (81-90)			B (11-20)		
C (69-80)			C (21-30)		
D (55-68)			D (31-40)		
E (39-54)			E (41-50)		
F (21-38)			F (51-60)		
G (1-20)			G (61-70)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		