



13 Coddington Close Crane Mead, Ware, SG12 9PY

AVAILABLE NOW! Lanes are pleased to offer this BEAUTIFULLY PRESENTED and tastefully decorated two-bedroom, PARTLY FURNISHED third floor apartment in a newer development located within the sought after location of Ware. The property is a 3 minute walk to Ware Train Station, a stones throw to local bus routes, as well as brisk walk into the town centre which offers a variety of shops, restaurants and other amenities.

The property comprises an entrance hall with a storage cupboard, open plan kitchen and reception room, integrated kitchen appliances, TWO DOUBLE BEDROOMS, four-piece bathroom suite, private BALCONY, PERMIT PARKING for one car.

Tenant Requirements:

This property requires a household income of £42,000+ per year.

£1,300 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

