



## 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>	<b>84</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		

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>			
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