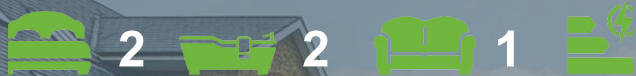




Station Road, Ware, SG12 9UN

£275,000



Luxurious two bedroom Third floor flat in Ware featuring a spacious living room, two generously sized bedrooms-one with an en-suite, well-fitted kitchen, and a modern family bathroom.

Enjoy the convenience of allocated parking and the prime location within walking distance to Ware Station and the bustling high street.

This energy efficient flat boasts electric heating, double glazing, and added convenience of a lift for easy access to the second floor.

Elevate your lifestyle in this contemporary and well appointed residence which is being sold on a chain free basis.

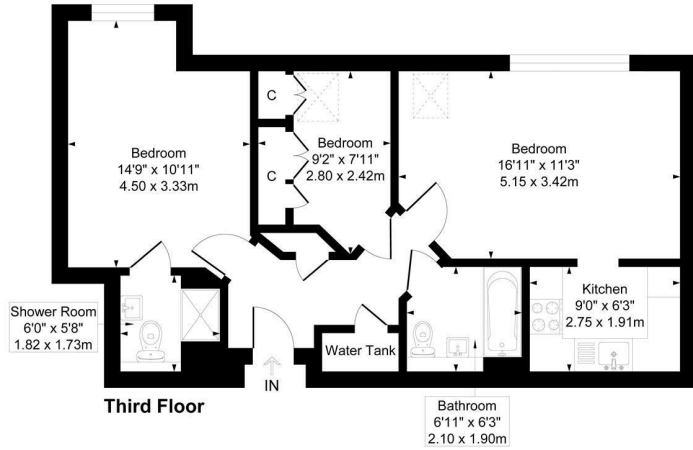
Lease length approx 130 years plus
Service charge £2340 per annum
Ground rent £170 per annum

- Two bedroom apartment
- Second floor
- En-suite
- Family bathroom
- Large Living
- Fitted kitchen
- Long lease
- Chain free
- Close to Ware station
- Allocated parking

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 60.4 sq m / 653 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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

Illustration for identification purposes only, not in scale



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cole Harding

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk