





## The Granary, Ware, SG12 8XH

This well-appointed one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or investors. Situated conveniently close to St. Margarets railway station, the property boasts allocated parking and is offered chain-free. The spacious lounge/diner provides an ideal setting for relaxation and entertaining, while the attractive kitchen includes integrated oven, hob and extractor. The bedroom is generously sized, ensuring ample space for comfortable living. The well-designed bathroom and w.c. further enhance the apartment's appeal. Additional features include double glazed windows, and a security entry door for added peace of mind. Ideally located, this property is within walking distance of beautiful riverside walks. With the lease length already considered in the pricing, this property represents exceptional value for money.

### Key features

- One-bedroom ground floor apartment
- Chain-free sale
- Attractive kitchen with modern fittings
- Double glazed windows for energy efficiency
- Allocated parking space included
- Spacious lounge/diner perfect for entertaining
- Generously sized bedroom for comfortable living
- Proximity to picturesque riverside walks and transport links



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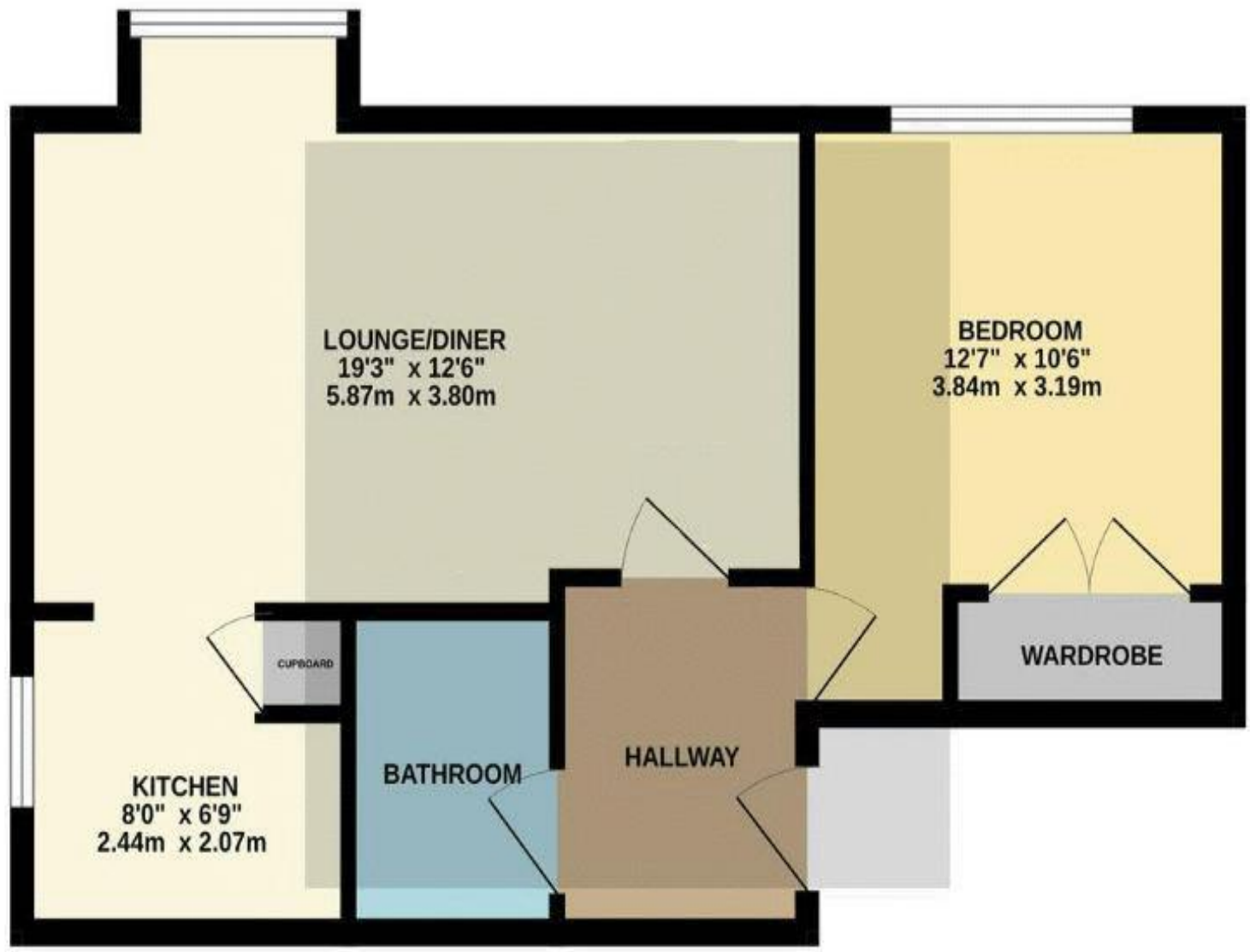
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LOUNGE/DINER  
19'3" x 12'6"  
5.87m x 3.80m

BEDROOM  
12'7" x 10'6"  
3.84m x 3.19m

KITCHEN  
8'0" x 6'9"  
2.44m x 2.07m

CUPBOARD

BATHROOM

HALLWAY

WARDROBE





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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.