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ESTATE AGENCY

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4 Westgate House West Street, Ware, Hertfordshire, SG12 9EE

£275,000

JONATHAN HUNT are pleased to offer this STUNNING, SPLIT-LEVEL TOWN CENTRE APARTMENT. Situated within easy WALKING DISTANCE to local amenities and mainline train station, the property further benefits from ample living space, additional bedroom/office space, and is filled with CHARACTER FEATURES THROUGHOUT. Must be viewed internally to be fully appreciated. Please note, the current owner is extending the lease. Set within the heart of Ware Town Centre, with it's diverse range of shops, restaurants, bars and coffee shops. Ware Mainline Station is also close by and provides direct access to London - Liverpool St.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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EXTERIOR

ENTRANCE HALLWAY

BATHROOM 6'5" x 6'10" (1.97 x 2.10)



BEDROOM ONE 14'9" x 10'2" (4.51 x 3.10)



EXTERNAL SURROUNDINGS



COUNCIL TAX BAND - B



LIVING ROOM 20'5" x 23'0" (6.24 x 7.02)



KITCHEN 6'5" x 10'2" (1.97 x 3.10)



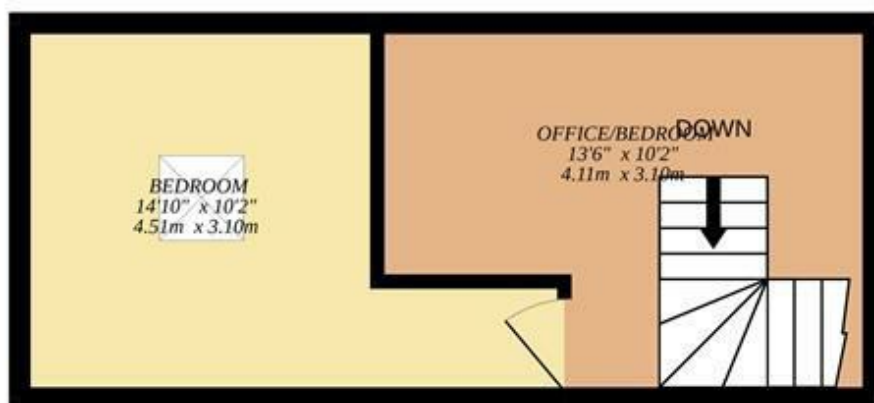
OFFICE/SECOND BEDROOM 13'5" x 10'2" (4.11 x 3.10)



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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