

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

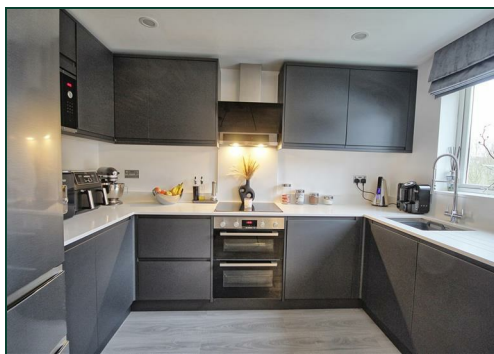
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10 Sutton Court, Ware, Hertfordshire, SG12 9FH

£339,995

JONATHAN HUNT are pleased to offer this truly stunning two bedroom LUXURY APARTMENT located within this popular riverside development. The property has been updated to include a bespoke fully fitted Kitchen with Quartz work surfaces, new flooring, carpets, window shutters and curtains. The property also features new radiators, bathroom suites and a Balcony.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

10 Sutton Court, Ware, Hertfordshire, SG12 9FH

ENTRANCE HALLWAY



BEDROOM ONE 14'5" x 9'10" (4.4 x 3)



DINING AREA



ENSUITE



LIVING AREA 21'0" x 13'9" (6.42 x 4.21)

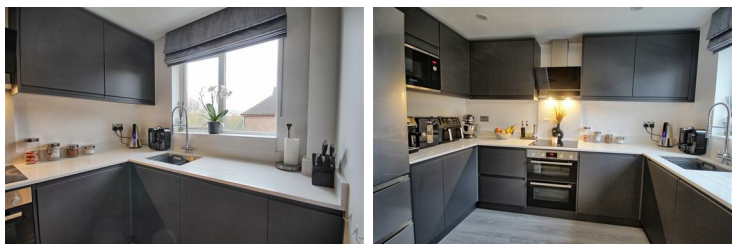


BEDROOM TWO 13'11" x 6'7" (4.26 x 2.02)



BALCONY

KITCHEN 10'4" x 6'11" (3.17 x 2.11)



10 Sutton Court, Ware, Hertfordshire, SG12 9FH

BATHROOM



ALLOCATED PARKING



EXTERIOR



COUNCIL TAX BAND - D



COMMUNAL GARDENS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(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		82	83
(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	



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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