

Jonathan Hunt

ESTATE AGENCY

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48 Millacres, Ware, Herts, SG12 9PU

£310,000

JONATHAN HUNT are pleased to offer this GROUND FLOOR apartment located close to Ware high street and station which serves both Hertford East and London Liverpool Street.

The accommodation comprises entrance hall with storage cupboard, open plan living space combining the sitting room/dining area and the well appointed kitchen, two DOUBLE BEDROOMS and bathroom with separate shower.

This apartment benefits from an allocated parking space with visitor parking accessed via electric gates.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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HALLWAY

LIVING ROOM 15'3" x 12'9" (4.65 x 3.89)



BATHROOM



KITCHEN



EXTERIOR



Allocated and visitors parking, well kept communal gardens.

BEDROOM ONE 12'8" x 10'7" (3.86 x 3.23)

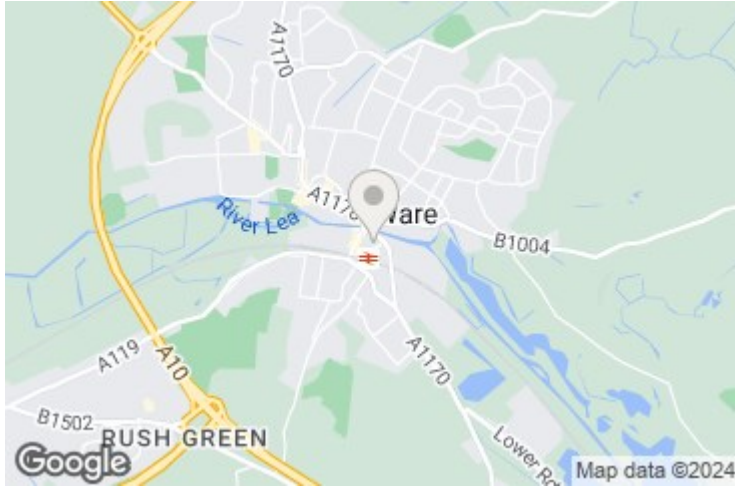
BEDROOM TWO 13'0" x 8'0" (3.96 x 2.44)



GATED ENTRANCE



48 Millacres, Ware, Herts, SG12 9PU



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			
		76	81
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		74	79
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



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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