

Jonathan Hunt

ESTATE AGENCY

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12 Railway View, Ware, SG12 9JR

£325,000

JONATHAN HUNT are pleased to offer this well presented TOP FLOOR two bedroom apartment located just a short walk from Ware's town centre and station. The property features TWO DOUBLE BEDROOMS, bathroom and En-suite, SOUTH FACING BALCONY and allocated parking. Please call to view

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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COMMUNAL ENTRANCE



BEDROOM ONE 18'8" x 9'5" max (5.7 x 2.89 max)



ENTRANCE HALLWAY

KITCHEN/DINING



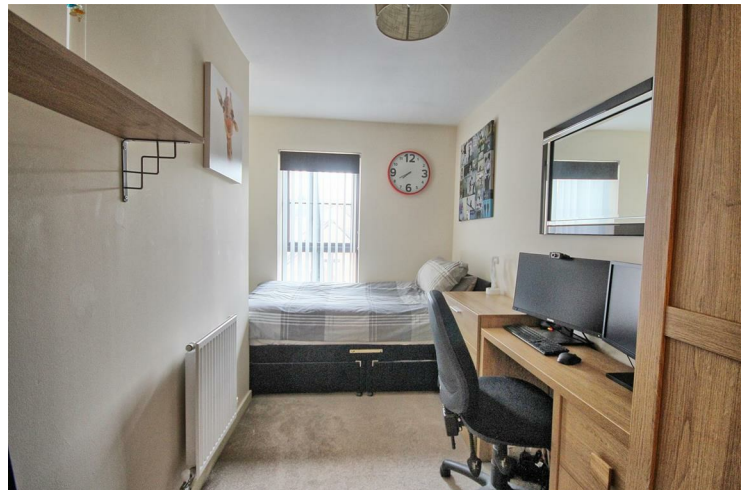
ENSUITE



LIVING ROOM 24'1" x 12'8" max (7.36 x 3.87 max)

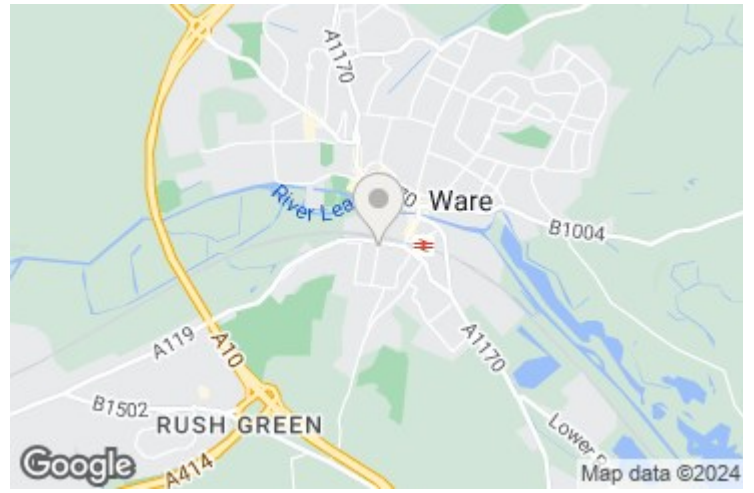


BEDROOM TWO 14'9" x 6'1" (4.5 x 1.87)



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BATHROOM



SOUTH FACING BALCONY

COMMUNAL GARDENS



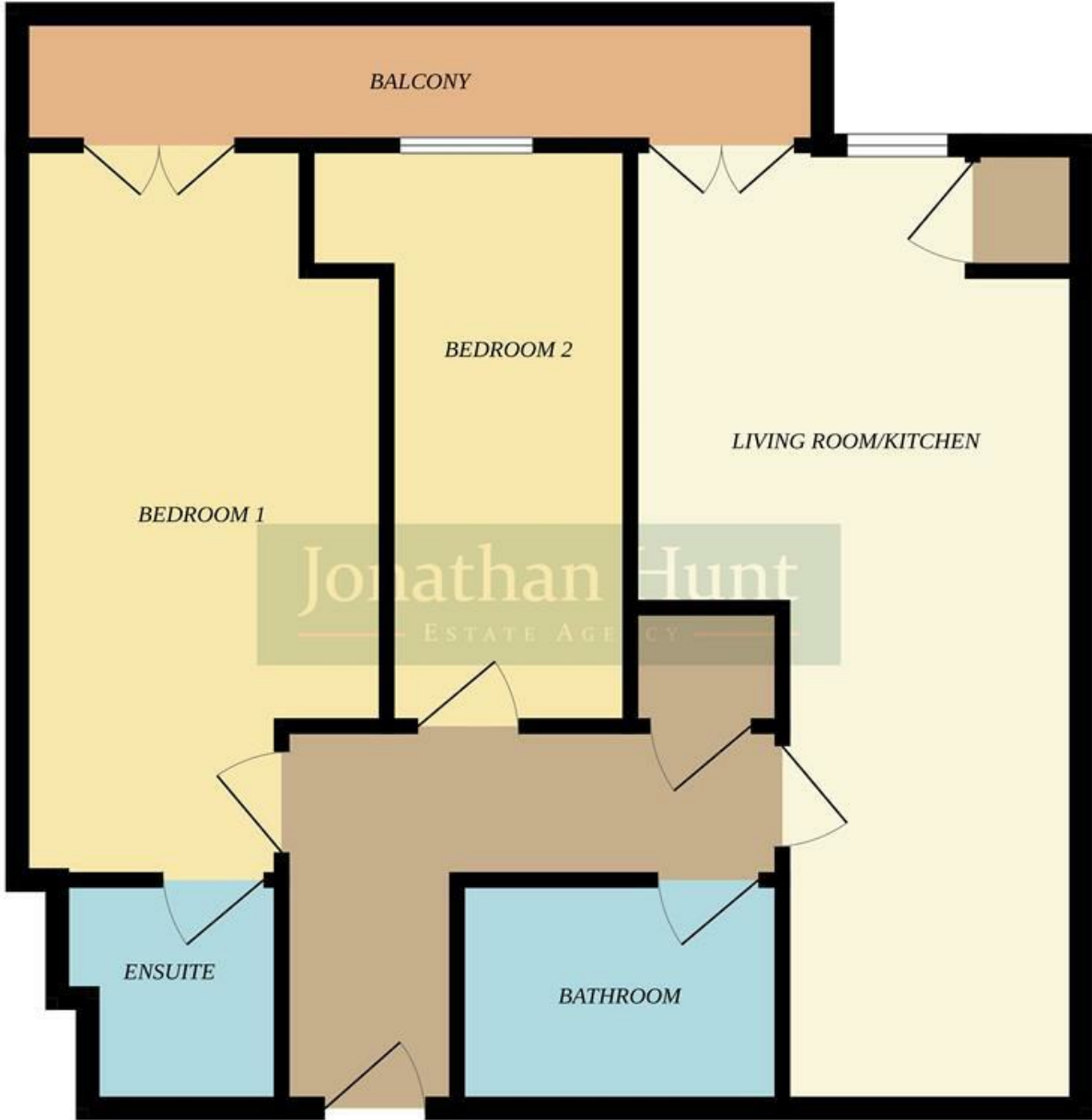
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(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	

ALLOCATED PARKING



COUNCIL TAX BAND D



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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