

# Jonathan Hunt

ESTATE AGENCY

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**4 Lance House 399 Ware Road, Hertford, Herts, SG13 7EN**

**£235,000**

Jonathan Hunt are pleased to offer this ONE BEDROOM first floor apartment. The property is offered in excellent condition and features great views across the Hertford Meads. To the rear of the property is allocated parking and the LEASE HAS BEEN EXTENDED TO 143 YEARS.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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## ENTRANCE HALL



## DINING AREA



## LIVING ROOM



## KITCHEN



## LIVING ROOM PHOTO TWO



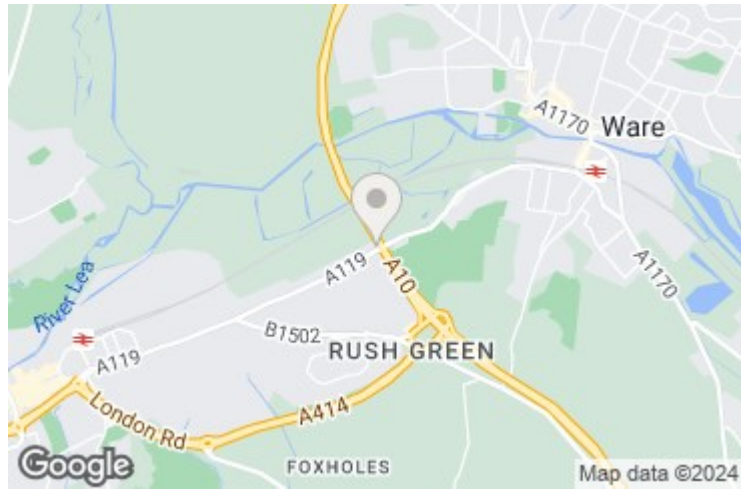
## BEDROOM





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## BATHROOM



## VIEWS



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

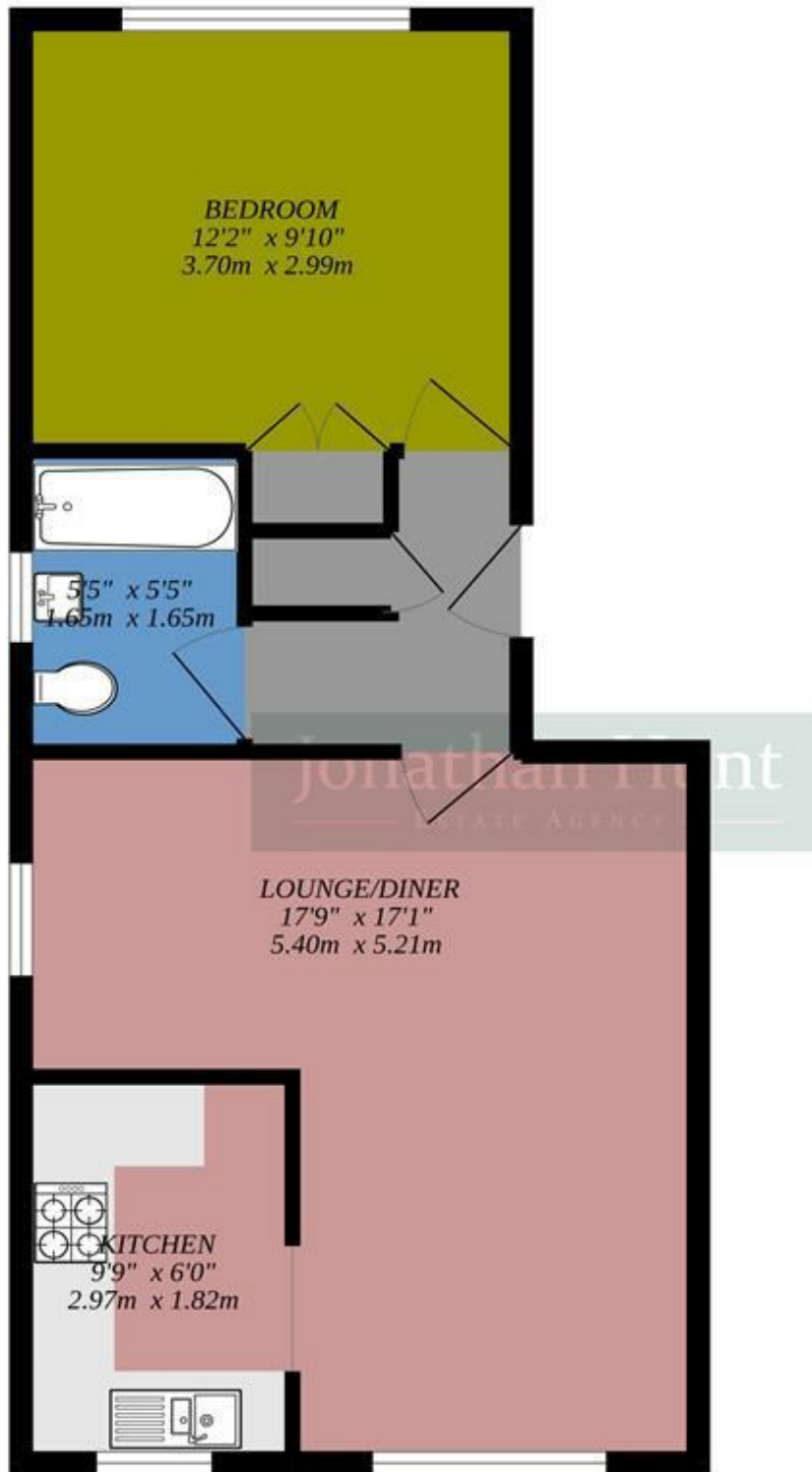
## ALLOCATED PARKING



## AGENTS NOTE

**COUNCIL TAX BAND**  
BAND B

GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 515 sq.ft. (47.9 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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