

Jonathan Hunt

ESTATE AGENCY

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2a Railway View, Ware, Herts, SG12 9JR

£309,000

JONATHAN HUNT are pleased to offer this well presented GROUND FLOOR two bedroom apartment located just a few minutes walk from Ware town centre and Station. The property features open plan living space, modern Bathroom suite and Ensuite to the master bedroom. Further benefits include outside balcony area, gas central heating and allocated parking. - VENDOR SUITED

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



KITCHEN



LIVING ROOM 7.36 x 3.87 max



BEDROOM ONE 5.7 x 2.89 max



DINING AREA



ENSUITE

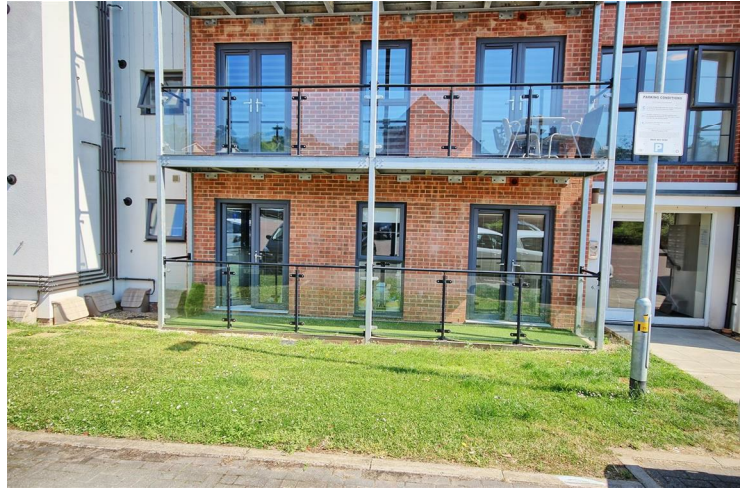


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BEDROOM TWO 4.5 x 1.87



EXTERIOR



BATHROOM



ALLOCATED PARKING

COUNCIL TAX BAND - D

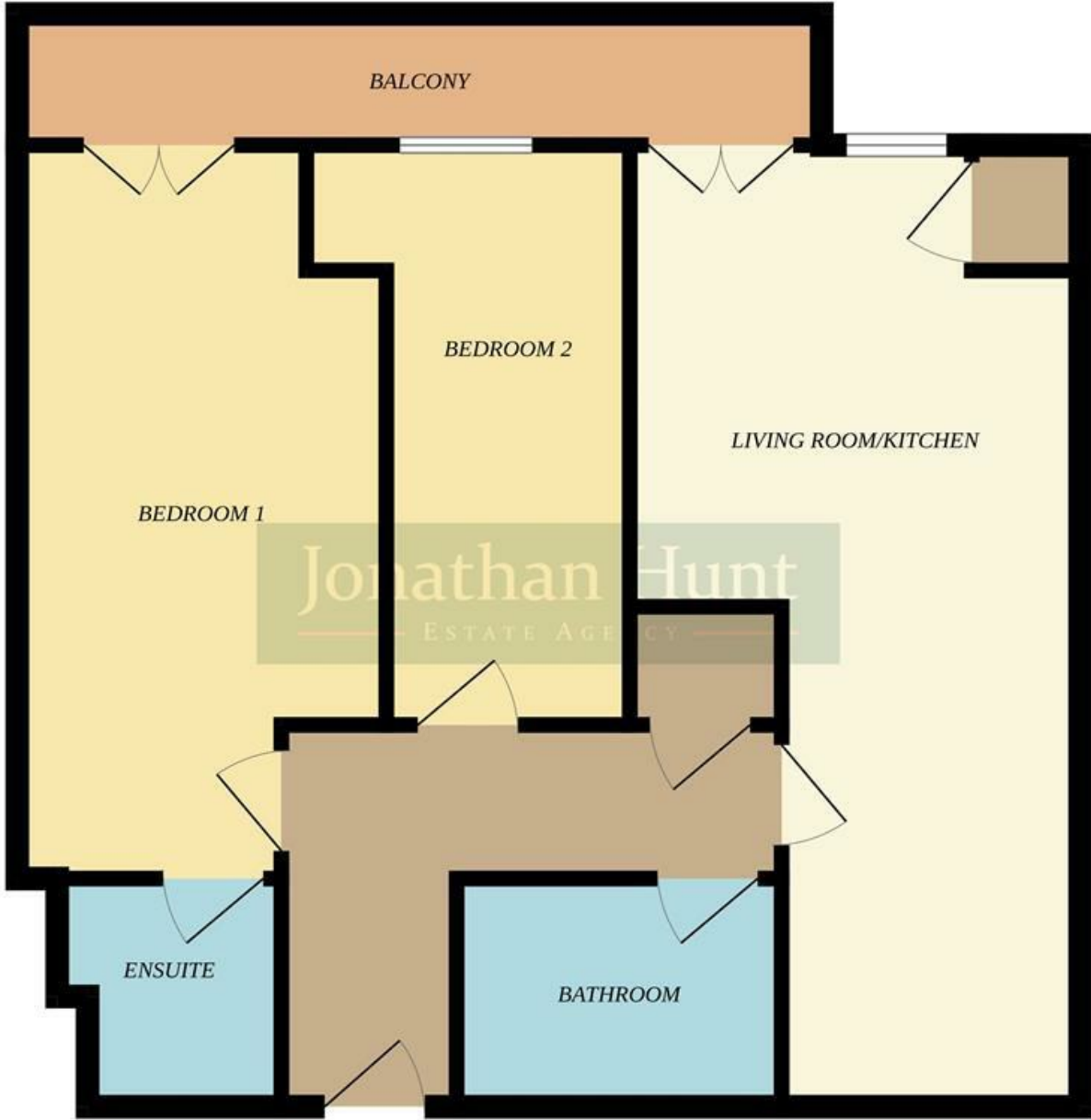


OUTSIDE SPACE



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