

# Jonathan Hunt

ESTATE AGENCY

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**12 Vine Court, Ware, SG12 9GZ**

**£215,000**

JONATHAN HUNT are pleased to offer this spacious one bedroom first floor apartment located just a few minutes walk from Ware town centre and Station. The property is offered CHAIN FREE and benefits from under cover parking and communal gardens.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



# 12 Vine Court, Ware, SG12 9GZ

## ENTRANCE HALLWAY

LIVING ROOM 17'5" x 11'1" (5.33 x 3.4)



## BATHROOM



KITCHEN 8'1" x 7'11" (2.48 x 2.42)



## EXTERIOR



BEDROOM 13'7" x 11'3" (4.16 x 3.45)



## UNDERCROFT PARKING



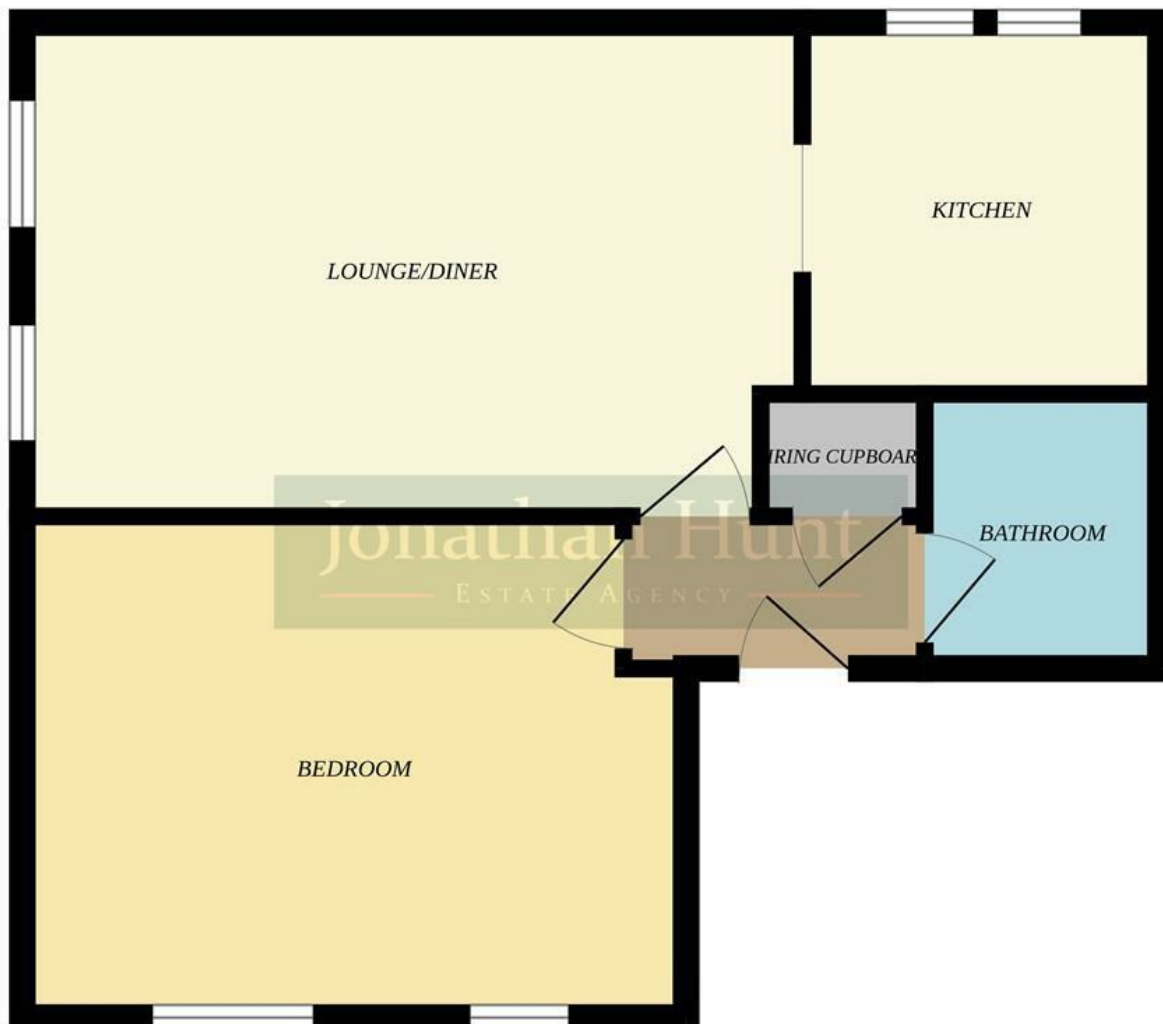
## COUNCIL TAX BAND B

# 12 Vine Court, Ware, SG12 9GZ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	83
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
	71	83
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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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