

# Jonathan Hunt

ESTATE AGENCY

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

**Asking Price £200,000**

JONATHAN HUNT are pleased to offer this contemporary one bedroom, first floor apartment. Offering well planned accommodation through out the property also benefits from allocated parking and is close to Ware town centre and station. The property is to be sold chain free and internal viewing is highly recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 4 Vine Court, Ware, SG12 9GZ

**ENTRANCE HALLWAY**



**BEDROOM 10'5" x 12'6" (3.20 x 3.82 )**



**LIVING ROOM 11'9" x 16'0" (3.59 x 4.89)**



**BATHROOM 6'2" x 9'9" (1.89 x 2.98)**



**KITCHEN**



**EXTERIOR**



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## UNDERCROFT PARKING



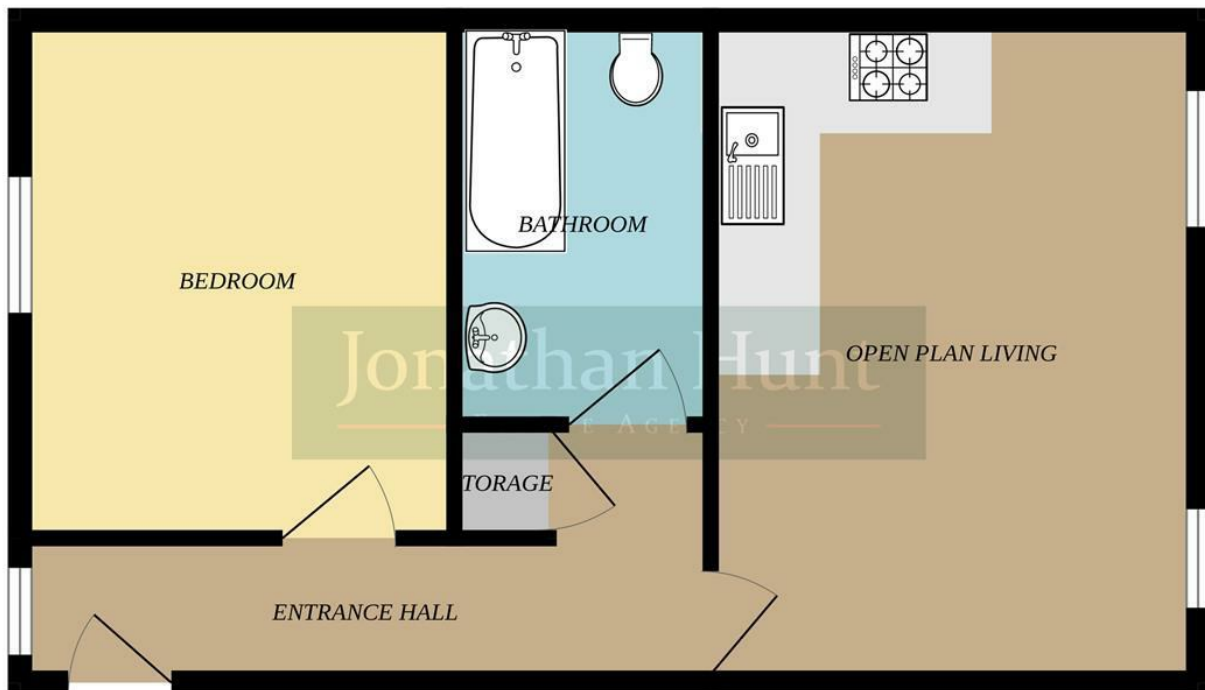
## COUNCIL TAX BAND B



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>82</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	
Current	<b>69</b>
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>82</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	<b>70</b>
England & Wales EU Directive 2002/91/EC	

*FIRST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.*



*TOTAL FLOOR AREA : 457 sq.ft. (42.4 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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