

# Jonathan Hunt

ESTATE AGENCY

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**76 Bowsher Court, Ware, SG12 7EB**

**£157,500**

JONATHAN HUNT are pleased to offer this well presented town centre apartment located within this gated development with secure allocated parking. The property is positioned on the second floor and offers a spacious Living room, fitted Kitchen, Bedroom and Bathroom. 60% Share of ownership.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 76 Bowsher Court, Ware, SG12 7EB

## ENTRANCE HALLWAY

## LIVING ROOM 15'7" x 10'8" (4.76 x 3.27)



## BATHROOM



## EXTERIOR

## KITCHEN 7'10" x 5'10" (2.4 x 1.8)



## ALLOCATED PARKING

## BEDROOM 14'4" x 11'2" (4.37 x 3.41)



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## GATED ENTRANCE



## AGENTS NOTE

Lease - 107 years remaining (125 years less 31 days from 1 January 2006)

Service Charge/ Rent - £2645 pa for 2024/2025

Ground Rent - £0

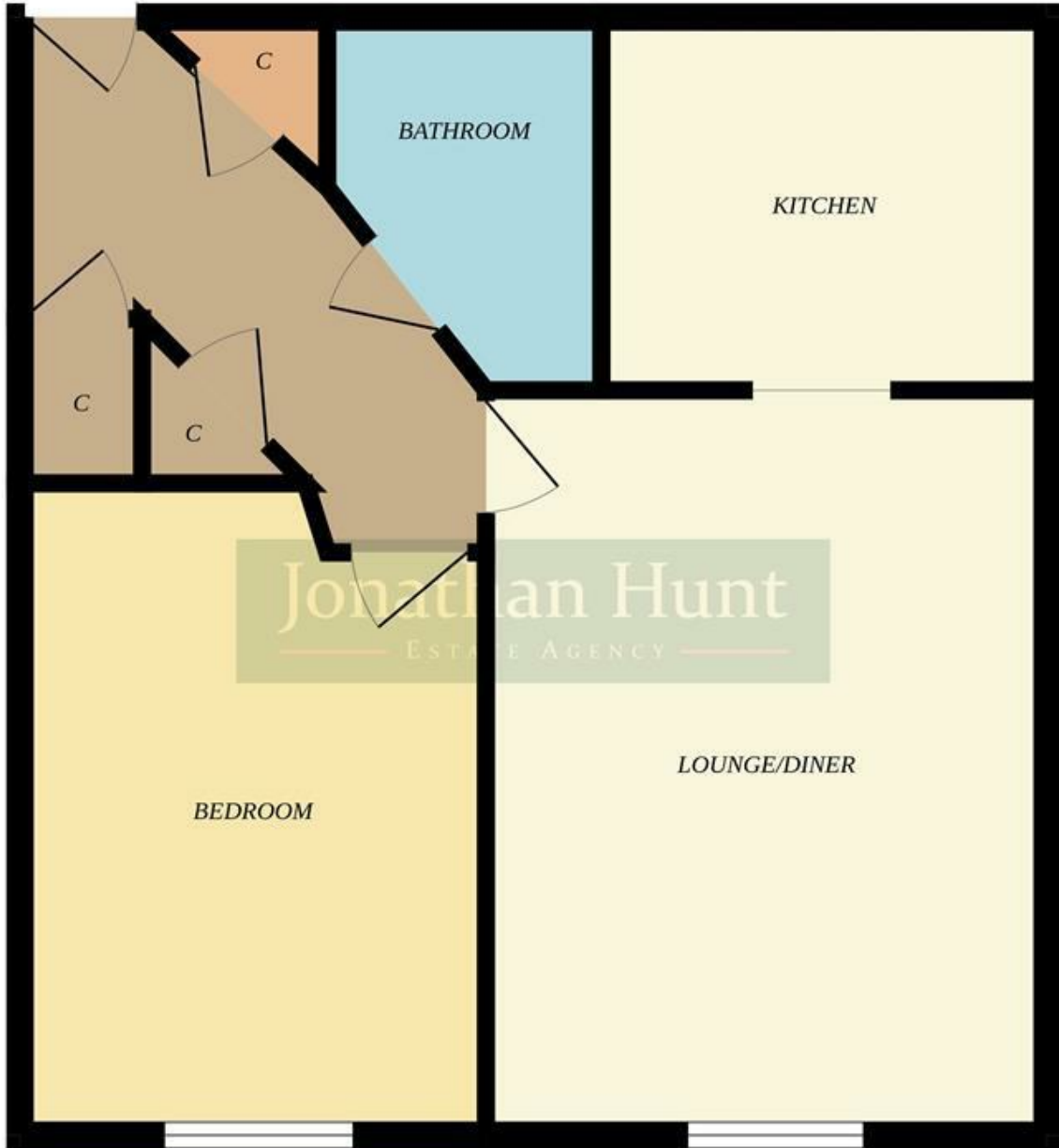
Council Tax - Band C

EPC - Band B



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			
<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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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