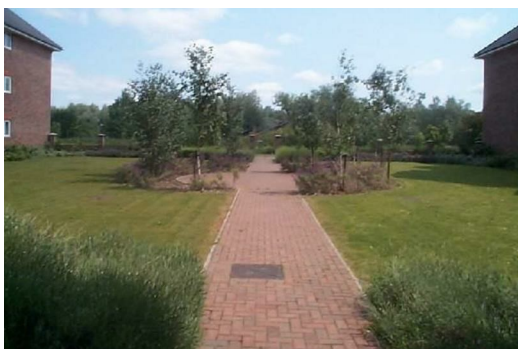




## 17 Sommers Court | Ware | SG12 9FQ

**Asking Price £325,000**

Spacious two double bedroom ground floor riverside apartment with 100 year lease, conveniently situated for the town centre and train station. This property offers living room with French doors opening onto sun terrace, a family bathroom plus en-suite shower room to master bedroom. Further benefits include communal gardens and allocated parking for one vehicle. NO UPPER CHAIN!



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH

**T** 01763 272605

**E** [enquiries@chrisdellar.co.uk](mailto:enquiries@chrisdellar.co.uk)

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)

### Main Entrance Door

Accessed via secure entry-phone system, leading into:

### Communal Hallway

Front door into:

### Reception Hall

Wood laminate floor covering. Storage cupboards and airing cupboard. Inset spotlights. Two storage heaters. Doors off.

### Lounge/Diner

**24'11 x 13'6 (7.59m x 4.11m)**

Wood laminate floor covering. Entryphone handset. Two chrome & glass triple spotlight fittings. Two storage heaters. uPVC double glazed French doors, with full height side panels to communal gardens. Opening to:

### Kitchen

**10'4 x 6'11 (3.15m x 2.11m)**

uPVC double glazed window. Range of wall & base units incorporating black granite effect work surfaces and inset stainless steel sink unit with chrome mixer tap. Built-in Neff oven & ceramic hob with extractor hood over. Space & plumbing for washing machine. Ceramic floor tiles. Inset spotlights.

### Bedroom One

**14'6 x 8'6 (4.42m x 2.59m)**

uPVC double glazed window. Two built-in wardrobes. Triple spotlight fitting. Storage heater. Door to:

### En-suite Shower Room

Suite comprising shower cubicle with wall mounted shower, pedestal wash hand basin & low flush WC. Three inset spotlights. Vinyl floor covering. Dimplex wall heater.

### Bedroom Two

**11'4 x 6'6 (3.45m x 1.98m)**

uPVC double glazed window. Dimplex convactor heater.

### Bathroom

Suite comprising panel enclosed bath, pedestal wash hand basin and low flush WC. Dimplex wall heater. Five inset spotlights. Vinyl floor covering. Extractor fan.

### Communal Gardens

Extensive and attractive grounds adjacent to the River Lee. Well maintained with mature lawns, shrubs and trees.

### Allocated Parking

For one vehicle.

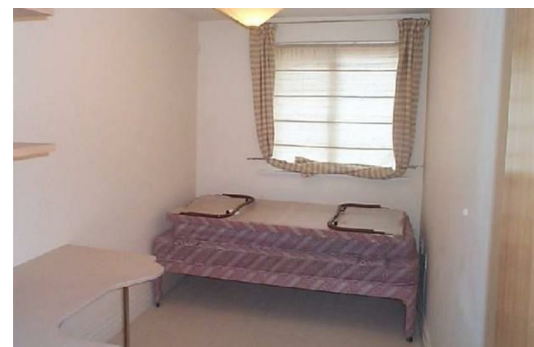
### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

### Energy Performance Certificate

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		
England & Wales	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		
England & Wales	EU Directive 2002/91/EC	



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

58a High Street, Buntingford,  
Herts, SG9 9AH  
T 01763 272605  
E enquiries@chrisdellar.co.uk

[www.chrisdellar.co.uk](http://www.chrisdellar.co.uk)