



£185,000

Church Row, Ware

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## **Church Row, Ware, SG12 9ER**

*\*\*\* EXTENDED 125 YEAR LEASE \*\*\* Keith Ian are delighted to offer this one bedroom town centre apartment offering well presented accommodation with the benefit of allocated parking via a carport! The property is offered CHAIN FREE and is a 5 minute walk from Ware train station. There is a modern kitchen and bathroom and the property offers a good size lounge with a double bedroom with a built in wardrobe.*

*Ware is a charming town in Hertfordshire. Living near Ware's bustling High Street provides residents with a wealth of benefits. Here, you'll find a delightful mix of independent shops, boutiques, and local businesses, offering a unique shopping experience. From quaint cafes and cosy pubs to restaurants serving a variety of cuisines, the High Street is a haven for food enthusiasts. The vibrant market, held regularly, showcases local produce and artisanal goods. Additionally, the High Street hosts community events, festivals, and cultural celebrations throughout the year, fostering a strong sense of community spirit. Ware mainline Station is only a few moments away with trains into London.*

### **ENTRANCE HALLWAY**

#### **LOUNGE**

*17'6 x 14'9 includes kitchen (5.33m x 4.50m includes kitchen)*

#### **KITCHEN**

*7'2 x 6'4 (2.18m x 1.93m)*

#### **BEDROOM**

*10'10 x 8'9 (3.30m x 2.67m)*

#### **BATHROOM**

*6'4 x 5'9 (1.93m x 1.75m)*

### **LEASEHOLD INFORMATION**

*Lease Length - Brand new 125 year lease on completion*

*Service Charge - £2168 p.a*

*Ground Rent - Peppercorn*

### **COUNCIL TAX**

*Band B*

*Annual Charge £1,703.21 2023/24*

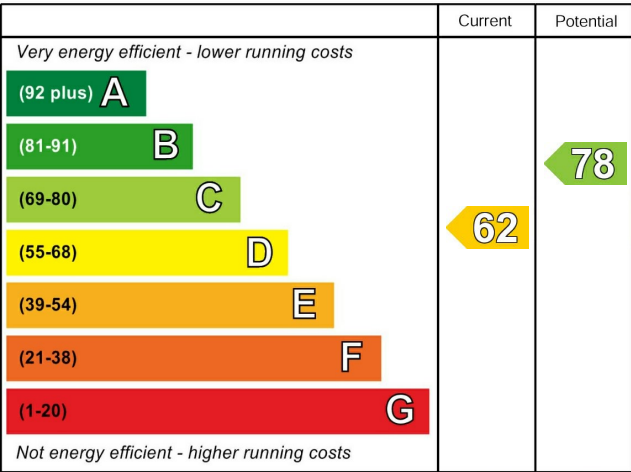
### **WHAT3WORDS**

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### Energy Efficiency Rating

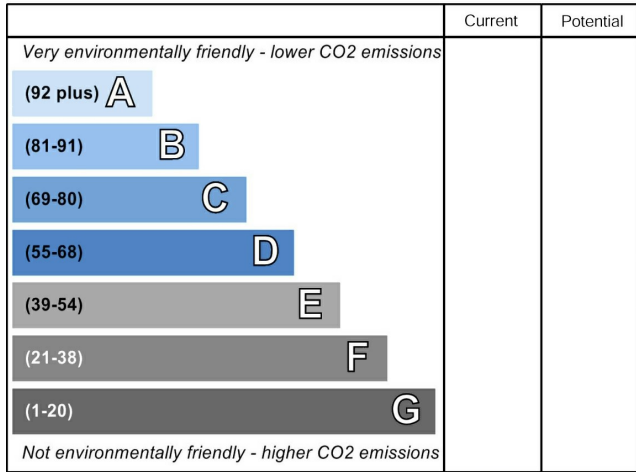


England & Wales

EU Directive 2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

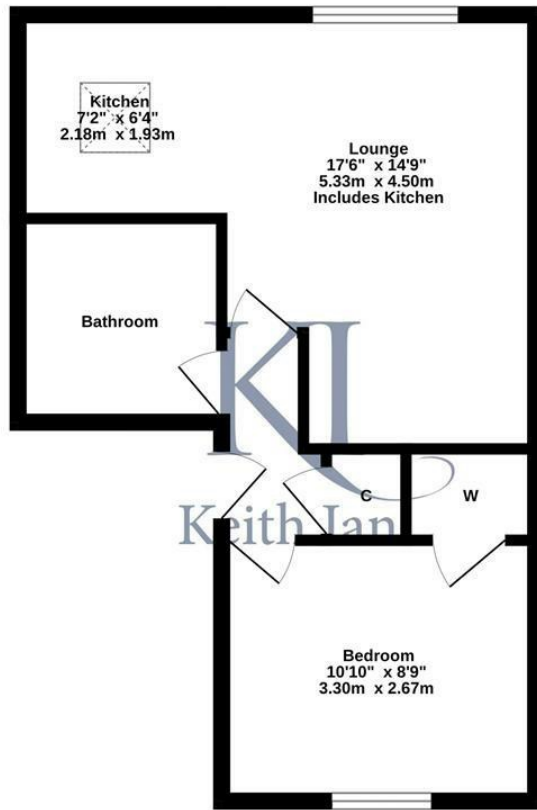


England & Wales

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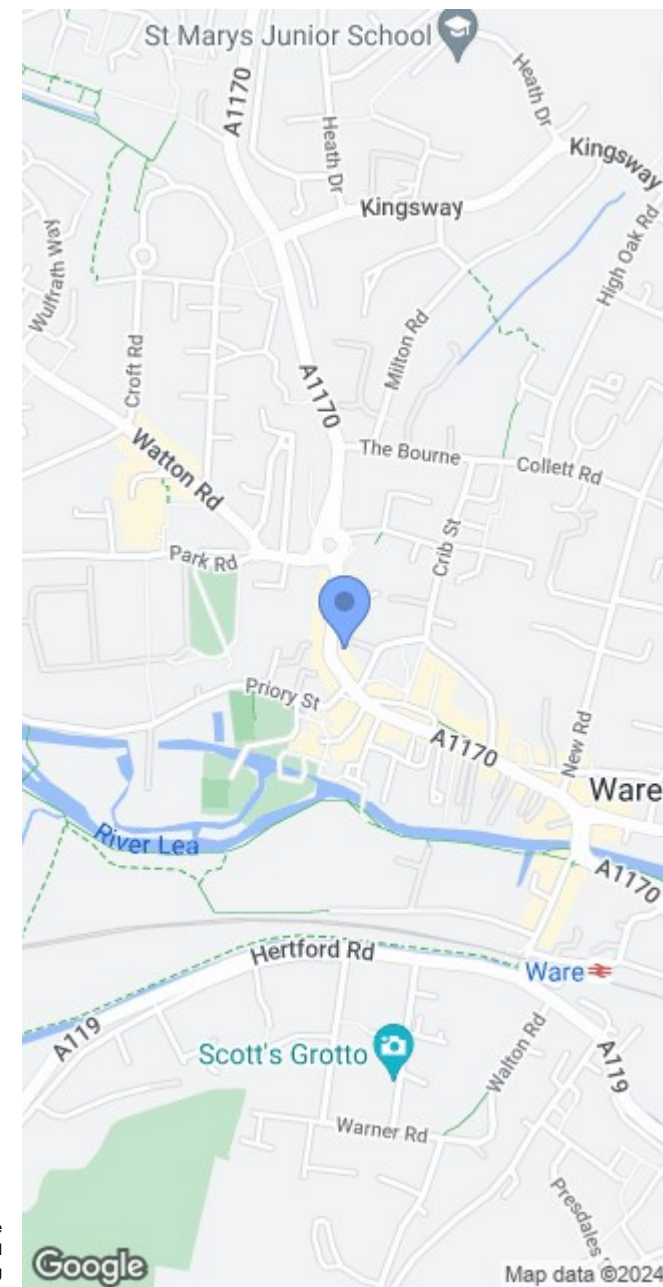
Ground Floor  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



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