



£287,500

Sommers Court, Ware



Sommers Court, Ware, SG12 9FQ

Keith Ian are delighted to bring to market this stunning two bedroom first floor apartment in Sommers Court, Crane Mead, This beautifully presented home benefits from a riverside location, long lease, low service charges and a modern interior. Enquire now!

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

Within walking distance is the historic town centre which offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The mainline station is located approximately 0.3 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

ENTRANCE HALL

LIVING ROOM

17'4 x 13'8 (5.28m x 4.17m)

KITCHEN

10'4 x 7'0 (3.15m x 2.13m)

BEDROOM ONE

14'4 x 10' (4.37m x 3.05m)

EN SUITE

BEDROOM TWO

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

BATHROOM

COMMUNAL GARDEN

LEASEHOLD INFORMATION

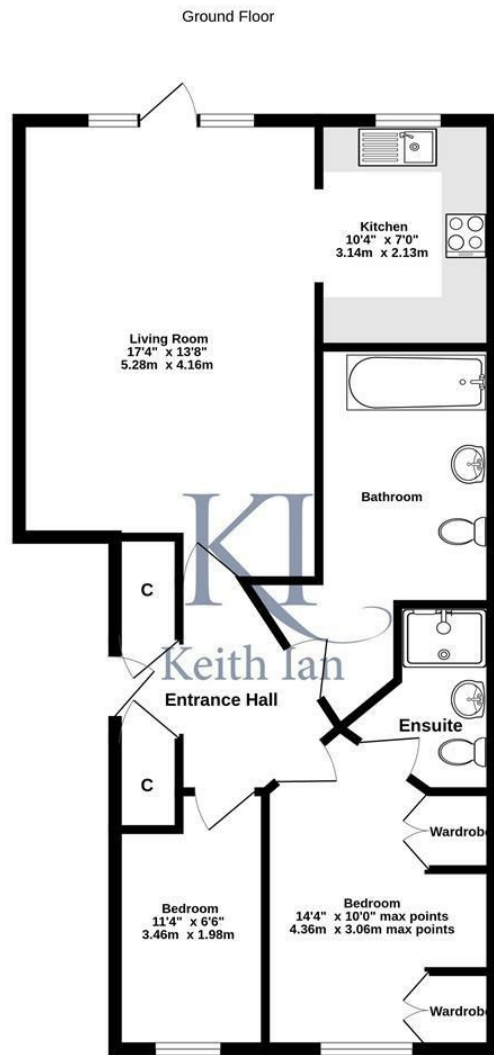
Service Charge £1860 PA

Ground Rent £125 PA

Lease Length approx. 102 years remaining

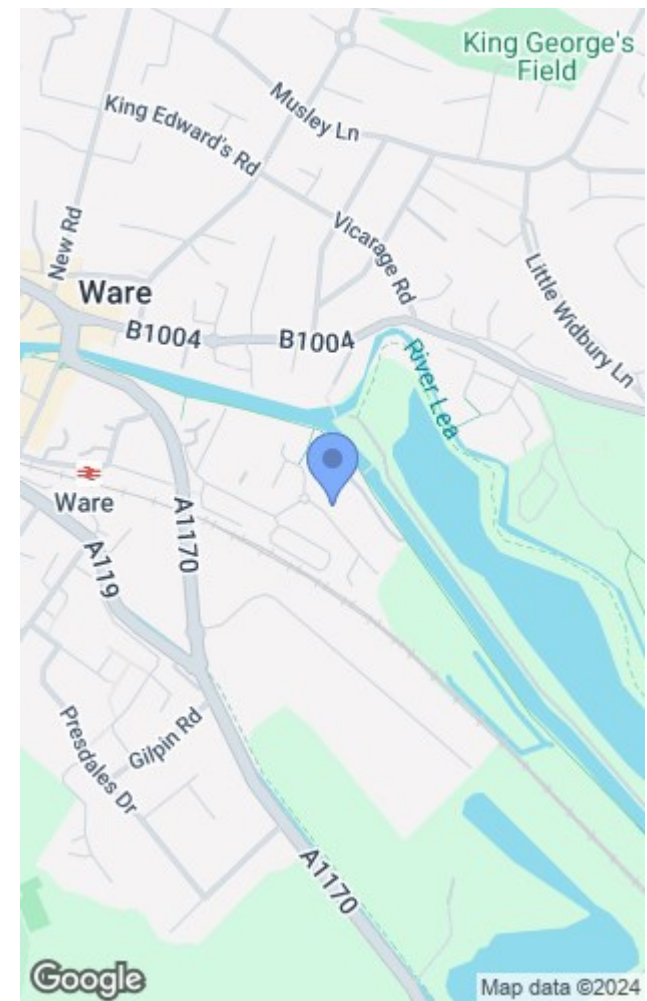






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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/fitments 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 checked.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	76	82
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