



FOX TALBOT HOUSE

£280,000

2 Amwell End, Ware

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2 Amwell End, Ware, SG12 9HW

Located next to the River Lea and recently converted, Keith Ian are delighted to offer this first floor two bedroom apartment. The property boasts exquisite features, including matt cashmere true handle-less soft closure German fitted kitchen adorned with white marble effect stone worktop and upstands. It is fully equipped with integrated appliances, including a fridge/freezer, washer/dryer, dishwasher, electric hob, oven, and extractor, complemented by under-cabinet lighting. The fully tiled bathroom with white sanitary ware, chrome fittings, and a high gloss white vanity unit with mixer tap. Other benefits include off-street parking with number plate recognition and a 10-year warranty.

Ware, a charming town in Hertfordshire, offers an exceptional living experience with its proximity to the High Street. 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 cozy 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. Living near Ware's High Street ensures convenience, a vibrant social scene, and a charming ambiance right at your doorstep.

ACCOMMODATION COMPRISES:

HALLWAY

LOUNGE/KITCHEN/DINER

15'10 x 11'9 (4.83m x 3.58m)

BEDROOM ONE

11'2 x 10'3 (3.40m x 3.12m)

BEDROOM TWO

11'9 x 8'5 (3.58m x 2.57m)

BATHROOM

7'8 x 5'3 (2.34m x 1.60m)

COUNCIL TAX BAND

Band B

LEASEHOLD INFORMATION:

Lease Length - 125 Years

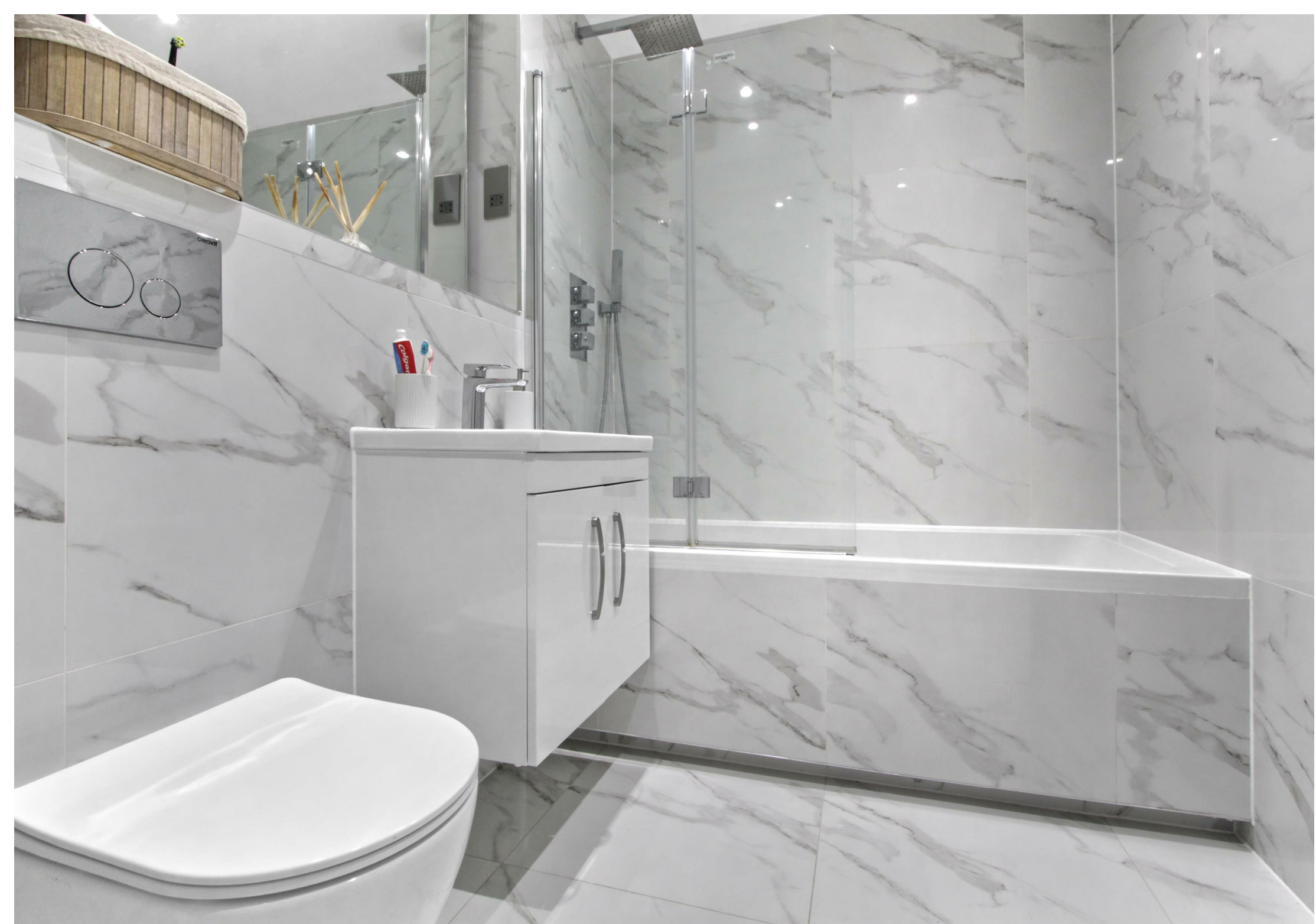
Ground Rent - £0 PA

Service Charges - £1636 PA

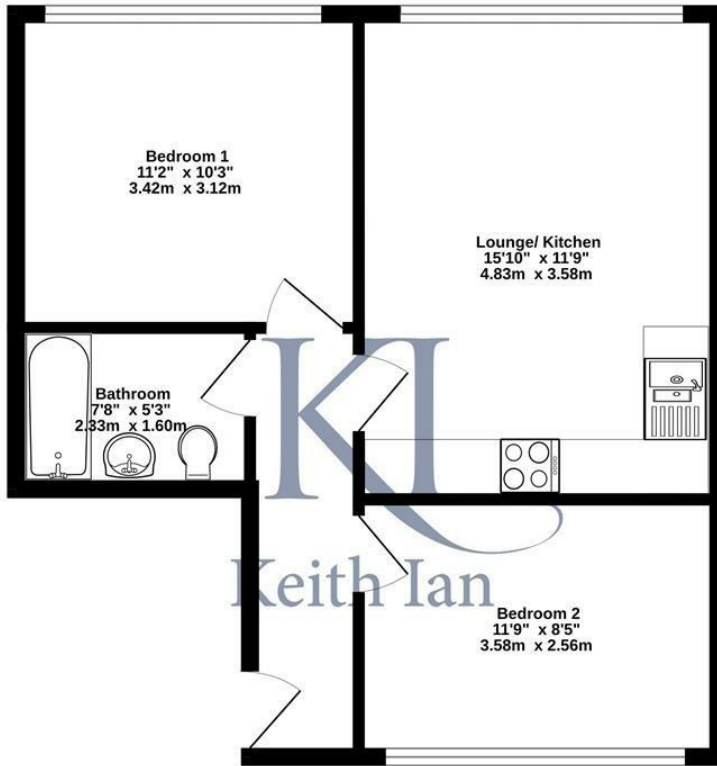
WHAT3WORDS

///cowboy.tasty.bike





First Floor



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/fittings 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		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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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