



£195,000

Church Row, Ware

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

*Keith Ian welcome to this town centre apartment, Ware. This property comprises a reception room, one double bedroom and a bathroom, this apartment is ideal for individuals or couples looking for a comfortable living space.*

*Located centrally, this apartment offers convenience and easy access to all amenities. You'll find yourself just a stone's throw away from local shops, restaurants, and cafes, making it a perfect spot for those who enjoy the hustle and bustle of urban living.*

*One of the standout features of this property is the allocated parking space for one vehicle. Say goodbye to the hassle of searching for parking - your designated spot will always be ready and waiting for you.*

*Whether you're a first-time buyer, downsizing, or looking for a pied-à-terre in a vibrant location, this property has something to offer for everyone.*

### **ACCOMMODATION COMPRISES:**

#### **HALLWAY**

#### **LOUNGE/DINER**

*16'3 x 9'11 (4.95m x 3.02m)*

#### **KITCHEN**

*8'6 x 5'7 (2.59m x 1.70m)*

#### **BEDROOM**

*14'9 x 7'7 (4.50m x 2.31m)*

#### **BATHROOM**

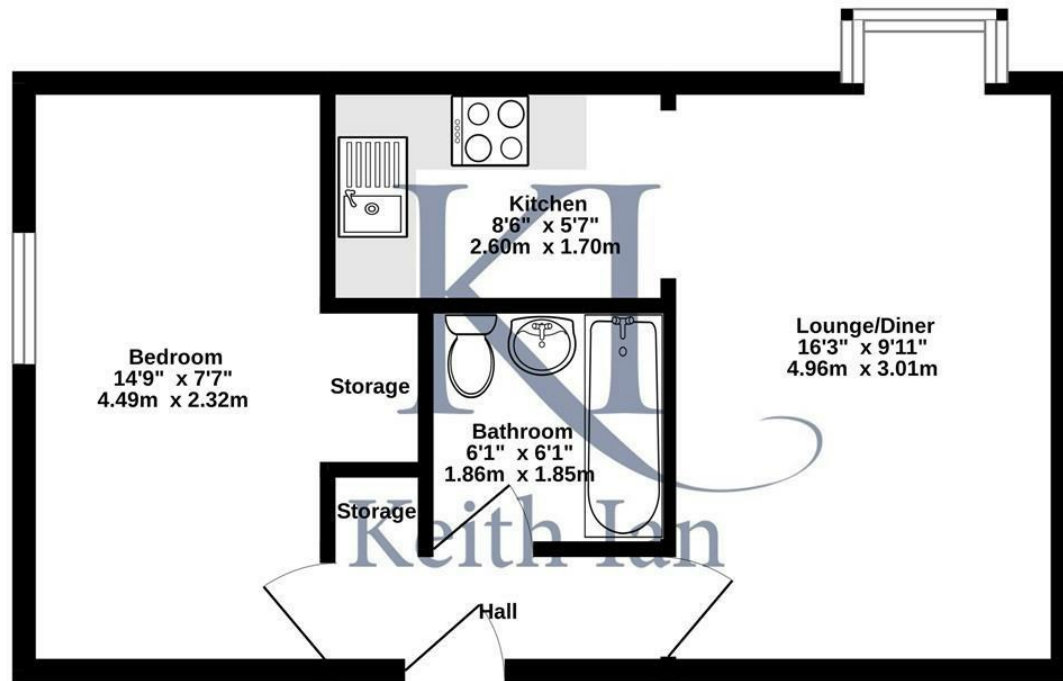
*6'1 x 6'1 (1.85m x 1.85m)*

#### **WHAT3WORDS**

*///palm.cycles.cling*



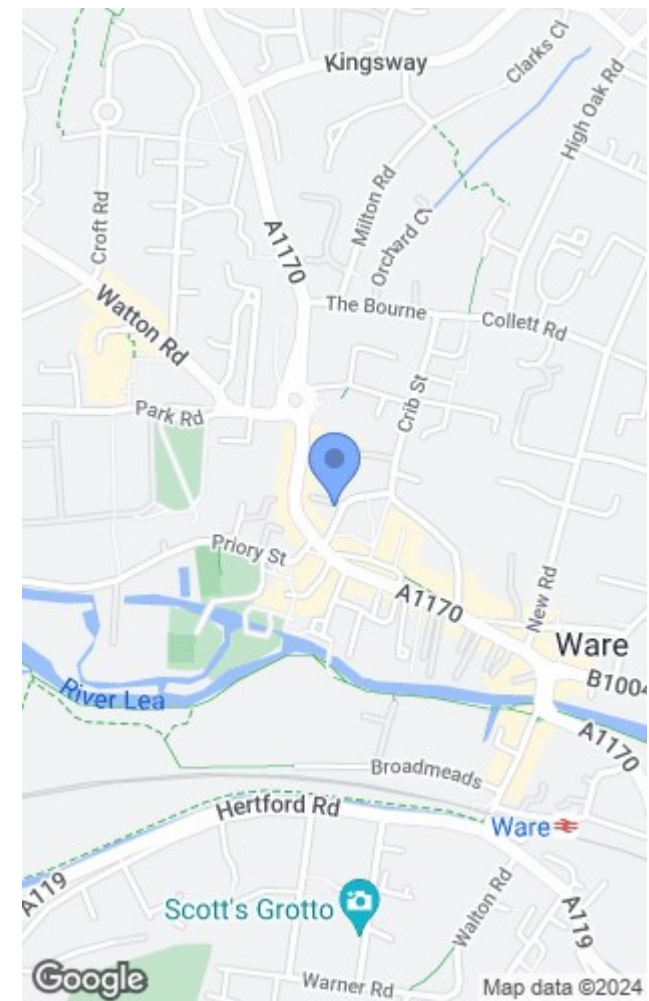
First Floor  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.1 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 not 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.  
Made with Metropix ©2024

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 <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	

T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson  
Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202