



£220,000

The Blanes, Ware

The Blanes, Ware, SG12 0XA

Located on the popular Vicarage Development, Keith Ian are delighted to bring to market this CHAIN FREE one bedroom first floor maisonette. Offering a large open plan living area with kitchen, double bedroom, shower room and it's own private garden. Other benefits include a long lease, low service charges and an allocated parking space.

Ware is a historic market town just 24 miles North of London and is nestled along the picturesque River Lea. With its charming High Street, dotted with independent shops and delightful eateries, Ware offers a unique shopping and dining experience. This family-friendly town boasts excellent schools, cultural attractions like the Ware Museum, and easy access to nature reserves, providing a well-rounded lifestyle. Commuters will appreciate the convenient transport links, including a railway station with regular services to London Liverpool Street. Embrace the blend of history, riverside beauty, and community spirit that make Ware an ideal place to call home.

ACCOMMODATION COMPRISES

ENTRANCE HALL

LOUNGE / KITCHEN / DINER

15'7 x 14'9 max points (4.75m x 4.50m max points)

BEDROOM

11'6 x 9'8 (3.51m x 2.95m)

SHOWER ROOM

LOFT ACCESS

PRIVATE GARDEN

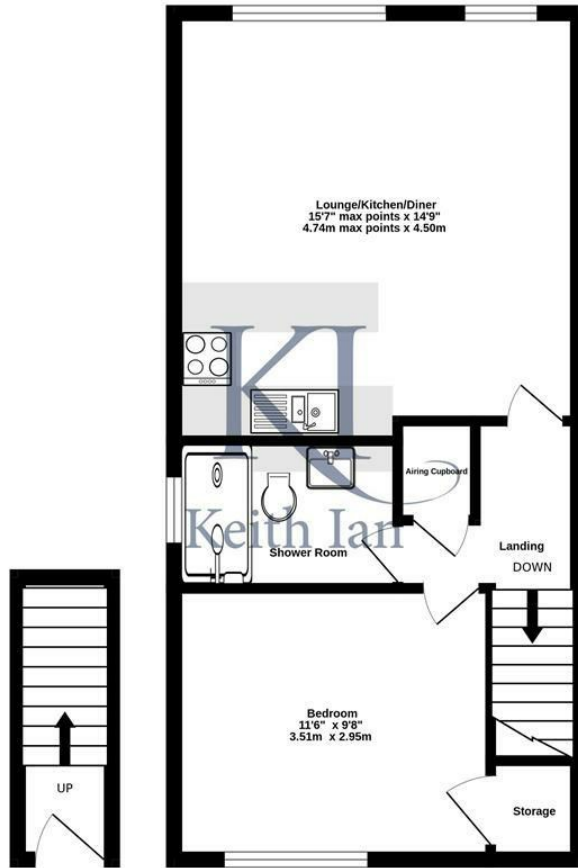
ALLOCATED PARKING





Ground Floor
35 sq.ft. (3.3 sq.m.) approx.

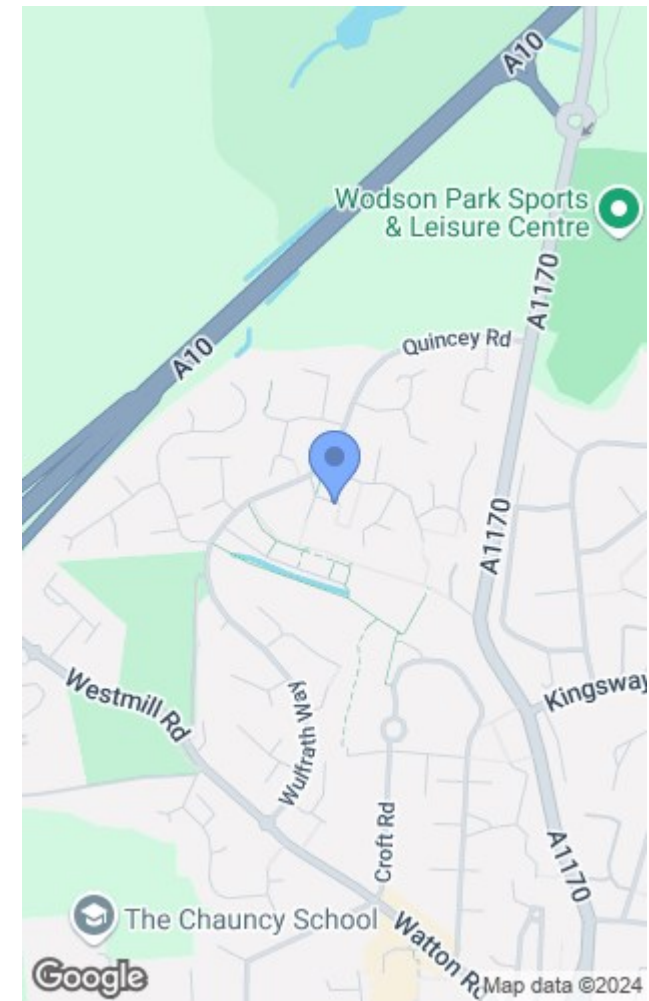
First Floor
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 487 sq.ft. (45.3 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/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 | | 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 | 66 | 79 |

| 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 | 59 | 71 |

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