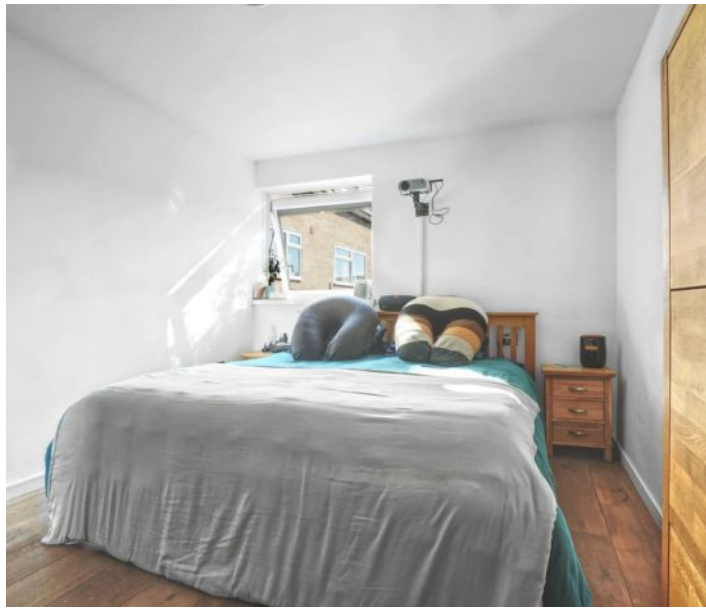




Bourne Close, WARE

£300,000 Leasehold

2 Bedroom First Floor Apartment • Short Walk to Ware High Street/ Ware Train Station • Spacious Accommodation
• Contemporary Style Gloss Kitchen • Modern Bathroom • Allocated Car Port • Garage • Communal Garden



Entrance Lobby

Lounge

17' 5" x 13' 1" (5.31m x 3.99m)

Kitchen

9' 8" x 9' 8" (2.95m x 2.95m)

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)

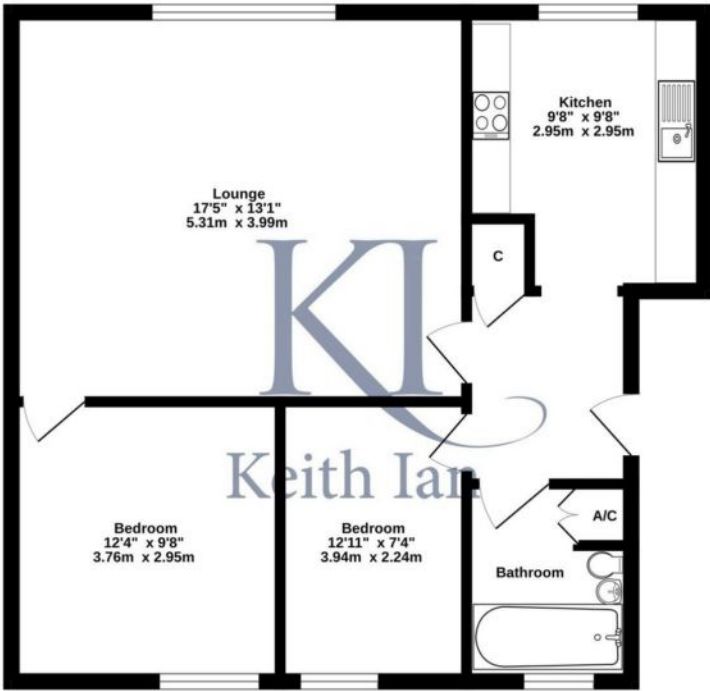
Bedroom Two

12' 11" x 7' 4" (3.94m x 2.24m)

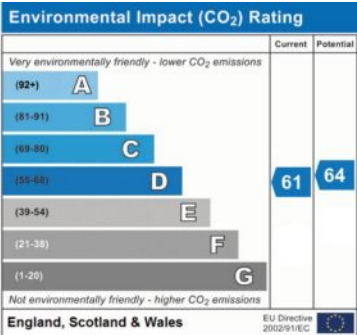
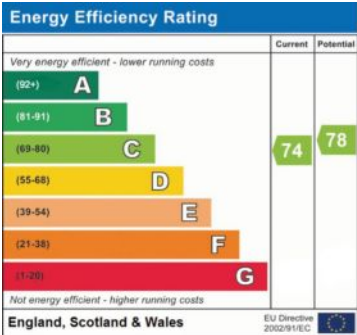
Bathroom



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 item 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 for any prospective purchase. 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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Keith Ian are pleased to offer for sale this spacious 2 bedroom apartment which is located less than a mile from Ware High Street and Ware Train Station. The property benefits from a contemporary style gloss kitchen, modern bathroom and 2 good size bedrooms. The property has an allocated undercover parking space and garage, access to private communal gardens, external storage cupboard and benefits from a long lease. This property is an ideal first time buy or investment property, early viewing recommended.

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. The historic town centre 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 0.7 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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D