



Millacres Station Road, Ware

£300,000 Leasehold

CHAIN FREE • Modern kitchen with Integrated Appliances • Gated Development • Contemporary Bathroom • Gas Central Heating • 2 Bedrooms • Stones Throw to Ware Station • Allocated Parking with Visitor Bays



Accommodation Comprises:

Lounge / Diner

12' 10" x 15' 6" (3.91m x 4.72m)

Kitchen

8' 3" x 10' 2" (2.51m x 3.09m)

Bedroom One

8' 9" x 10' 11" (2.67m x 3.33m)

Bedroom Two

7' 7" x 11' 6" (2.31m x 3.51m)

Bathroom





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		72	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	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, Scotland & Wales		71	80
		EU Directive 2002/91/EC	



Keith Ian are pleased to offer this modern and well-presented, CHAIN FREE two-bedroom apartment, located on the second floor; with loft access ,within a secure gated development.

The property features a bright and spacious open-plan living area with multiple windows providing plenty of natural light, complemented by laminate wood flooring throughout. The modern kitchen is fitted with sleek units, integrated appliances, and a striking geometric tile backsplash, creating a practical and stylish cooking space.

Both bedrooms are well-proportioned and filled with natural light, with the main bedroom including a built-in mirrored wardrobe for convenient storage. The contemporary bathroom offers a shower over bath, a wooden vanity unit, and modern tiling.

Additional benefits include gas central heating, long lease, allocated parking and secure entry.

The development is well maintained with landscaped communal areas and attractive brick architecture. Conveniently located close to local amenities, and just a stones throw to transport links such as Ware Train Station, and the high street. This apartment provides an excellent opportunity for first-time buyers, professionals, or investors alike.

Early viewing is highly recommended.

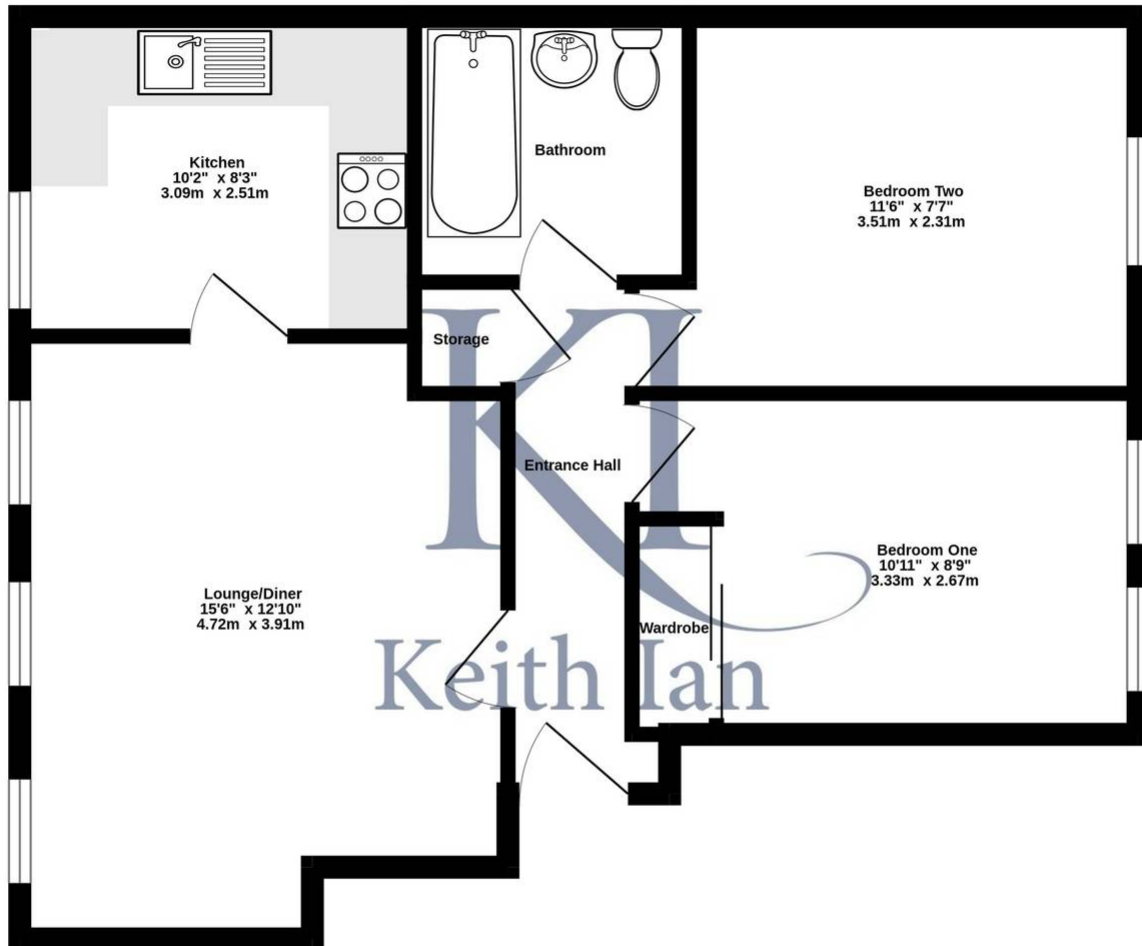
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Second Floor
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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 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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