



44 Lygean Avenue | | Ware | SG12 7AR

£1,700 pcm

A fabulous and rarely available three bedroomed riverside apartment with accommodation arranged on the second floor. Magnificent outlook onto the river with contemporary open plan kitchen and lounge area with kitchen island and full height bay window with river views. Secure communal entrance and allocated parking. Easy level walk to Ware High St and rail station. EPC rating-C Council Tax band-C Deposit equal to one month rent.

- Three bedroomed apartment
- Riverside views
- Contemporary style kitchen
- Spacious lounge with views
- Allocated parking



Property Description

COMMUNAL HALLWAY

ENTRANCE HALL

KITCHEN

LOUNGE

BEDROOM ONE

BEDROOM TWO

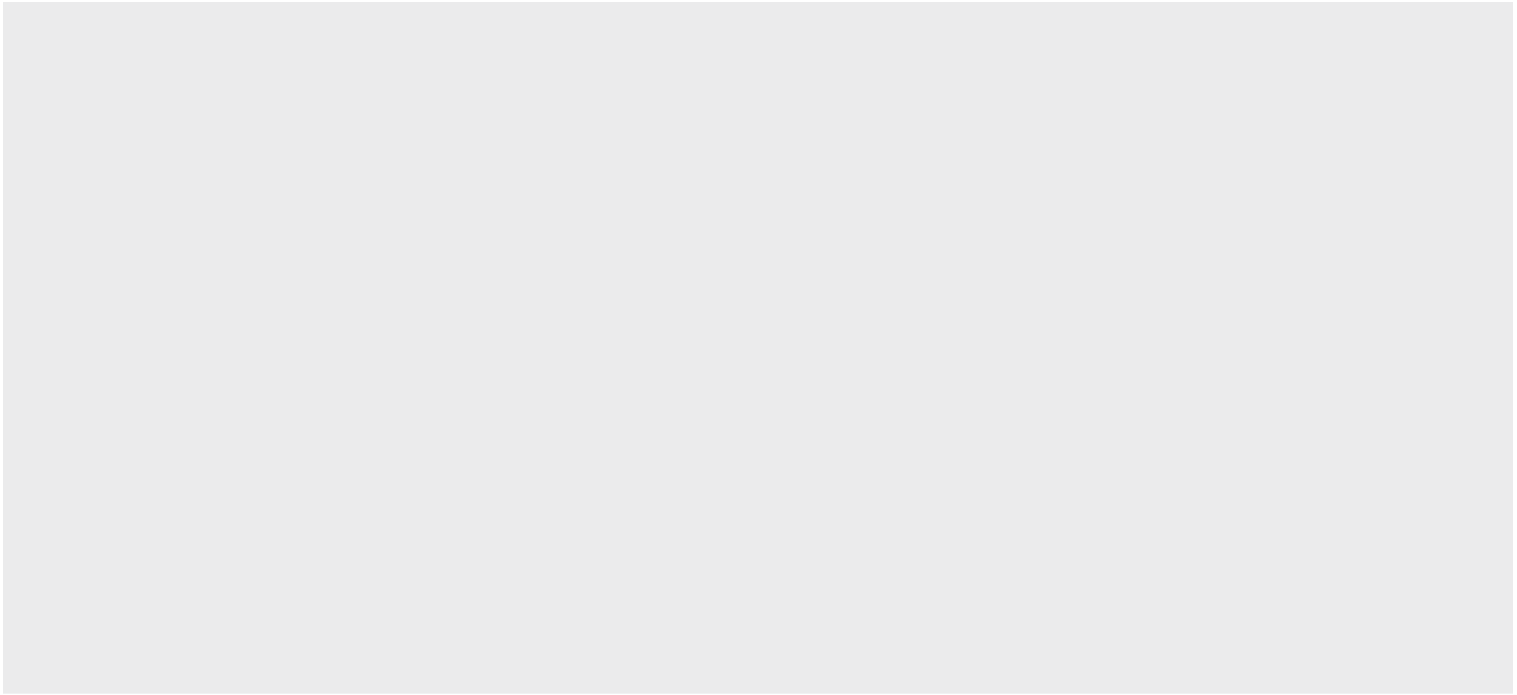
BEDROOM THREE

EN SUITE SHOWER ROOM

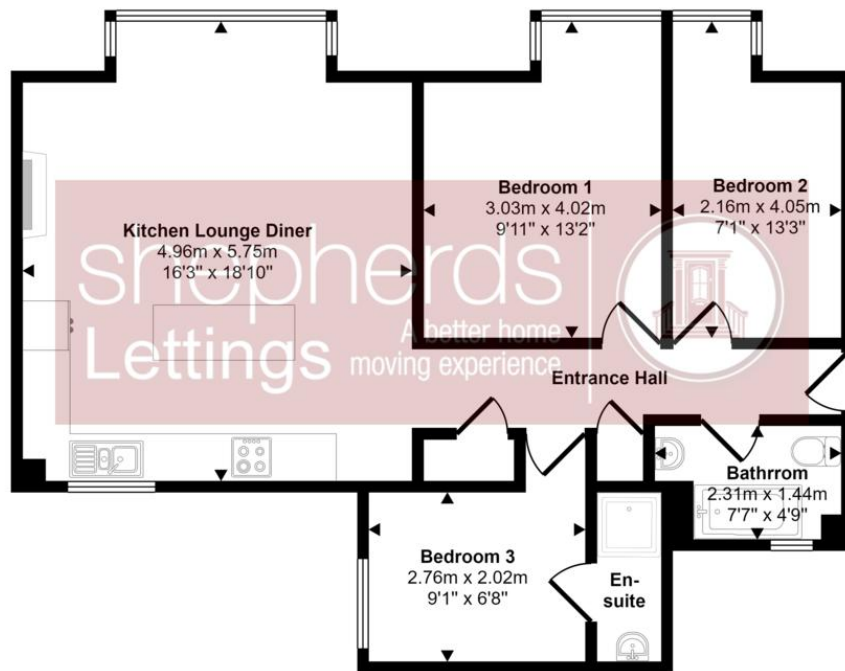
MAIN BATHROOM

ALLOCATED PARKING

COMMUNAL GROUNDS



Approx Gross Internal Area
66 sq m / 713 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements