



- REQUIRES REFURBISHMENT
- LARGE FIRST FLOOR APARTMENT
- TWO BEDROOMS
- GARAGE EN BLOC

## Bourne Close, Ware, SG12 0PX

REQUIRING REFURBISHMENT. Large two bedroom first floor apartment in a small block of only six properties. Garage en-bloc. Electric heating. CHAIN FREE. Close to Ware High Street and approx. 0.5 mile to Ware Station.

PRICE: £235,000 LEASEHOLD



## Property Description

Bourne Close is a cul-de-sac predominately housing two small blocks of flats housing just six flats in each block. It is ideally located a short walk from Ware High Street and Ware BR Station, which offers a regular service into London. Liverpool Street is within approx. half a mile.

This particular property would benefit from refurbishment throughout and this has been reflected in the realistic asking price.

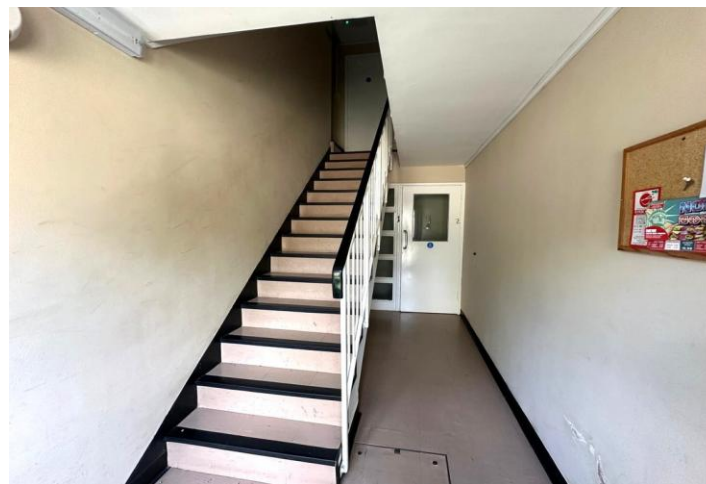
The property is set on the first floor of a small block of just six apartments and is accessed via communal hallways and one flight of stairs.

The accommodation offers a central entrance hall with built-in storage cupboard and provides access to all of the accommodation. There is a large lounge which extends to approx. 17', two bedrooms, a well-proportioned kitchen and a fully tiled bathroom.

Externally the property benefits from a garage-en-bloc.

Other features include double glazing and electric central heating.

The property is being offered chain free and early viewing is highly recommended.





**ACCOMMODATION IN BRIEF COMPRISES:**

**WELL MAINTAINED COMMUNAL ENTRANCE HALL**

Stairs ascending to first floor for a ccess to property

**ENTRANCE LOBBY**

3' 3" x 2' 9" (0.99m x 0.84m)

**ENTRANCE HALL**

6' 2" x 6' 0" (1.88m x 1.83m) Large built in storage cupboard housing water tank

**LOUNGE**

17' 2" x 13' 0" (5.23m x 3.96m)

**KITCHEN**

9' 8" x 9' 7" (2.95m x 2.92m)

**BEDROOM ONE**

13' 0" x 9' 8" (3.96m x 2.95m) Minimum measurements

**BEDROOM TWO**

9' 7" x 7' 6" (2.92m x 2.29m)

**FULLY TILED SHOWER ROOM**

9' 7" x 5' 4" (2.92m x 1.63m)

**EXTERIOR**

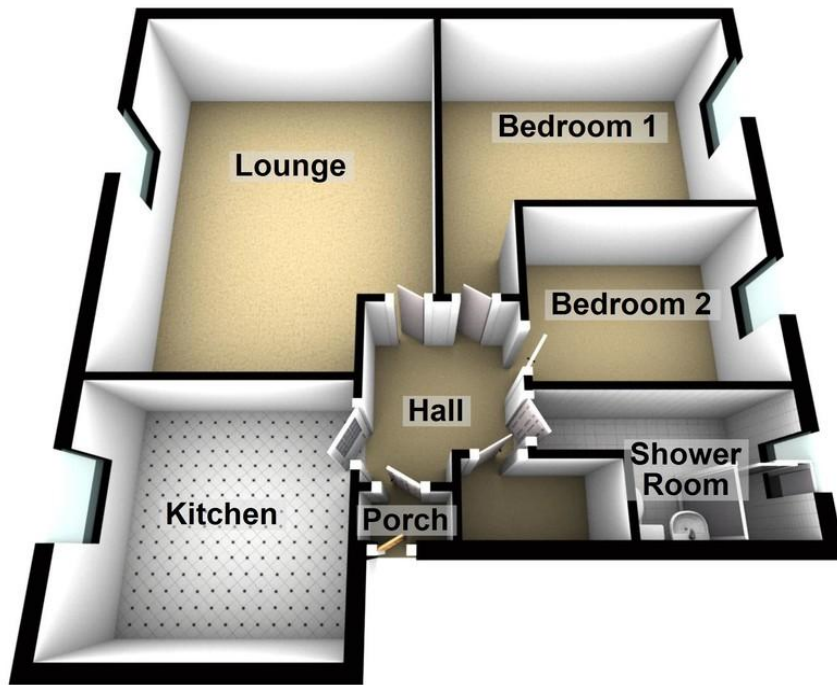
**GARAGE EN BLOC**

**RESIDENT PARKING**

Permit parking only



## First Floor



## CHARGES AND TENURE

Leasehold: 141 Years remaining

Ground Rent: TBC

Maintenance: £600 per annum. This is subject to confirmation. Documents are still being confirmed as this property forms part of an estate.

## UTILITIES

Water - Mains supply

Heating - Electric Heating

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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements