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Station Road, Ware

£2,100 Per Month pcm

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Sales & Lettings

The Carriages, Station Road, Ware, SG12 9PL - £2,100 Per Month pcm

Sanctuary Lettings are pleased to offer this well presented fully furnished two bedroom, two bathroom Duplex apartment located in the Heart of Ware within easy reach to the BR Station and local amenities. The property has an impressive communal entrance hall with security entrance, open plan lounge/diner with floor to ceiling windows, fully fitted kitchen with fitted appliances, two double bedrooms, en-suite to master bedroom, a large utility cupboard, fitted bathroom, underfloor heating and a water softener installed. The property also has the benefit of a parking permit in the communal parking area. Available 1st September 2024.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

OPEN PLAN LOUNGE/DINING AREA

KITCHEN

BATHROOM

Large walk-in cupboard housing water tank and water softener system

FIRST FLOOR LANDING

LARGE WALK-IN STORAGE CUPBOARD

Plumbing for washing machine and tumble dryer

MASTER BEDROOM

Fitted wardrobe

EN-SUITE SHOWER ROOM

BEDROOM TWO

PERMIT PARKING SPACE



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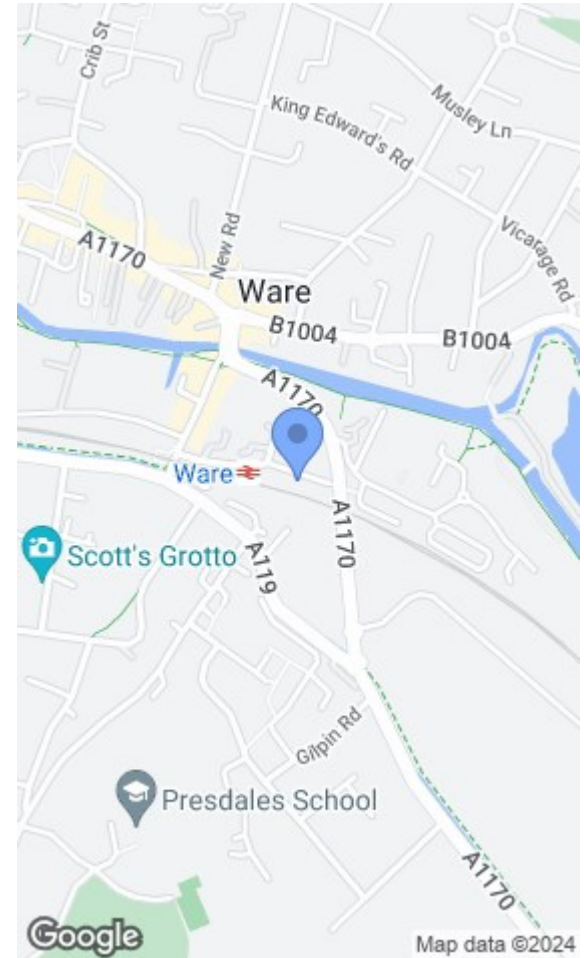


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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings 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	

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	

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Registered in England & Wales Company Number: 10774081 Managing Director: Daniel Kirby

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