



BLUEPRINTS & CO.
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



Station Road

, Ware, SG12 9UN

£275,000



Luxurious two bedroom second floor flat in Ware featuring a spacious living room, two generously sized bedrooms-one with an en-suite, well-fitted kitchen, and a modern family bathroom. Enjoy the convenience of allocated parking and the prime location within walking distance to Ware Station and the bustling high street. This energy efficient flat boasts electric heating, double glazing, and added convenience of a lift for easy access to the second floor.

Elevate your lifestyle in this contemporary and well appointed residence which is being sold on a chain free basis.

Lease length approx 130 years plus
Service charge £2340 per annum
Ground rent £170 per annum

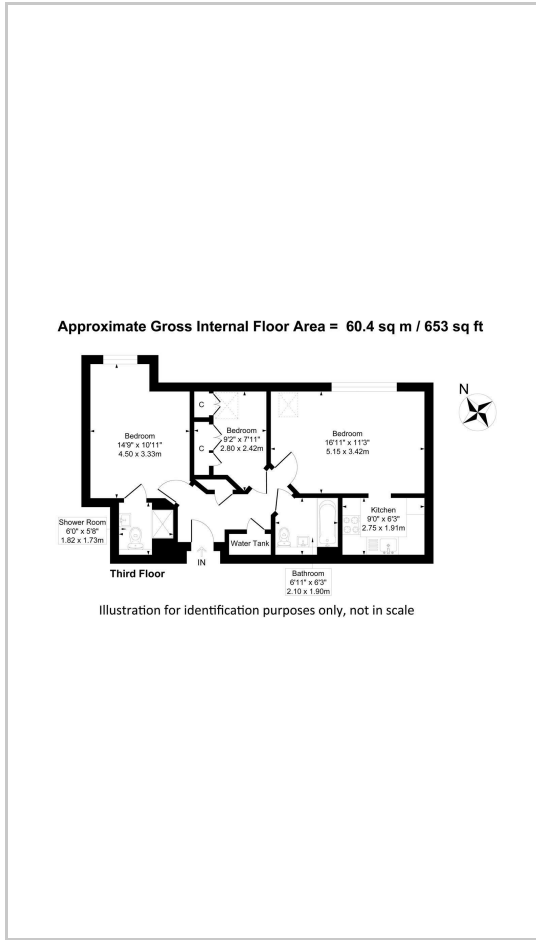
Council Tax Band: D



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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