



**Berkeley Close, Ware SG12 0BP**

**welcome to**

**Berkeley Close, Ware**

William h Brown are delighted to offer for sale this two bedroom ground floor apartment being offered with NO UPWARD CHAIN. The apartment is located within walking distance of Ware Town Centre which offers a range of shopping and recreational amenities. The apartment comprises of an entrance hall, lounge/diner, kitchen and a bathroom. The apartment further benefits from having a 178 YEAR LEASE.





### **Kitchen**

11' 10" max x 9' max ( 3.61m max x 2.74m max )

### **Lounge**

12' 6" max x 14' 2" max ( 3.81m max x 4.32m max )

### **Bedroom 1**

12' 1" max x 11' 1" max ( 3.68m max x 3.38m max )

### **Bedroom 2**

10' 4" max x 9' 11" max ( 3.15m max x 3.02m max )

**Total floor area 68.1 m<sup>2</sup> (733 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Berkeley Close, Ware

- 178 YEAR LEASE
- NO UPWARD CHAIN
- Ground floor Apartment
- Two Bedrooms
- Lounge/Dining Room

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107208](https://www.williamhbrown.co.uk/Property/WRE107208)



Property Ref:  
WRE107208 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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