



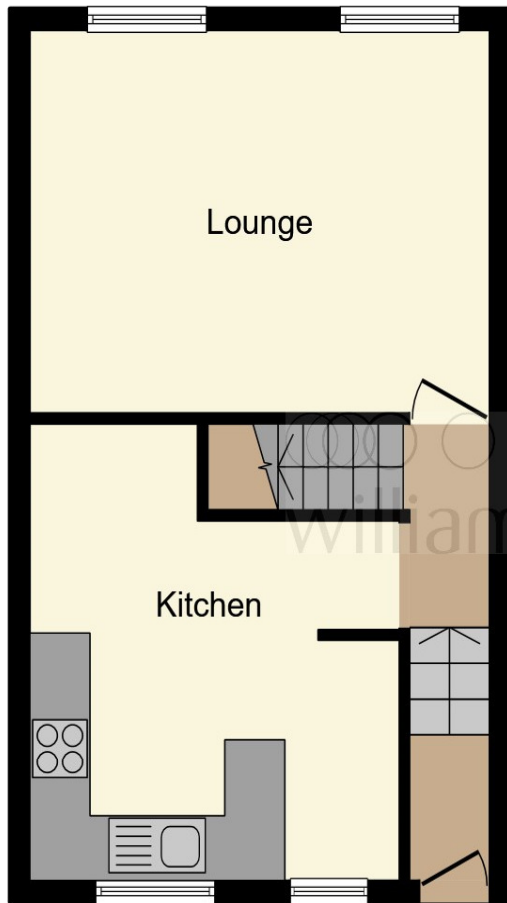
Broadmeads, WARE SG12 9HU

welcome to

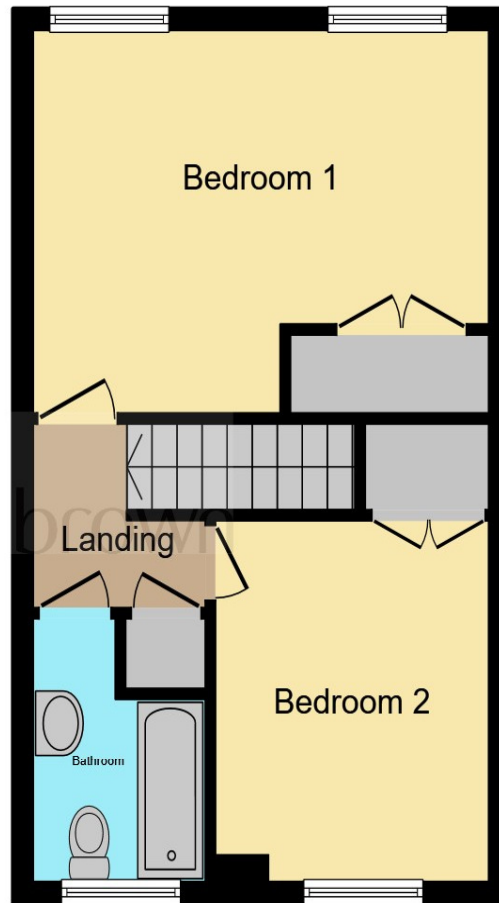
Broadmeads, WARE

William h Brown are delighted to offer for sale this rarely available split level two double bedroom maisonette located within this gated riverside development adjacent to Ware Railway Station. The maisonette benefits from having its own private entrance door leading to an entrance lobby with stairs to the first-floor landing with doors leading to the sitting/dining room and a fitted kitchen. The second floor comprises of two double bedroom and a recently re-fitted bathroom. Externally there are superbly presented communal areas and a garage en bloc. The property further benefits a LONG LEASE and an internal viewing is a must.





Ground Floor



First Floor

Kitchen

13' 10" max x 8' 6" max (4.22m max x 2.59m max)

Utility Room

8' max x 2' 10" max (2.44m max x 0.86m max)

Living Room

14' 11" max x 11' 8" max (4.55m max x 3.56m max)

First Floor

Bedroom 1

11' 9" max x 14' 11" max (3.58m max x 4.55m max)

Bedroom 2

10' 11" max x 8' 11" max (3.33m max x 2.72m max)

Bedroom 2

10' 11" max x 8' 11" max (3.33m max x 2.72m max)

Wc

Garage En Bloc

Total floor area 72.4 m² (780 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

welcome to

Broadmeads, WARE

- Two double bedroom maisonette
- Private front entrance door
- Long Lease
- Garage en bloc
- Re-fitted kitchen

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107071](https://www.williamhbrown.co.uk/Property/WRE107071)



Property Ref:
WRE107071 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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