



Trapstyle Road, Ware SG12 0BX

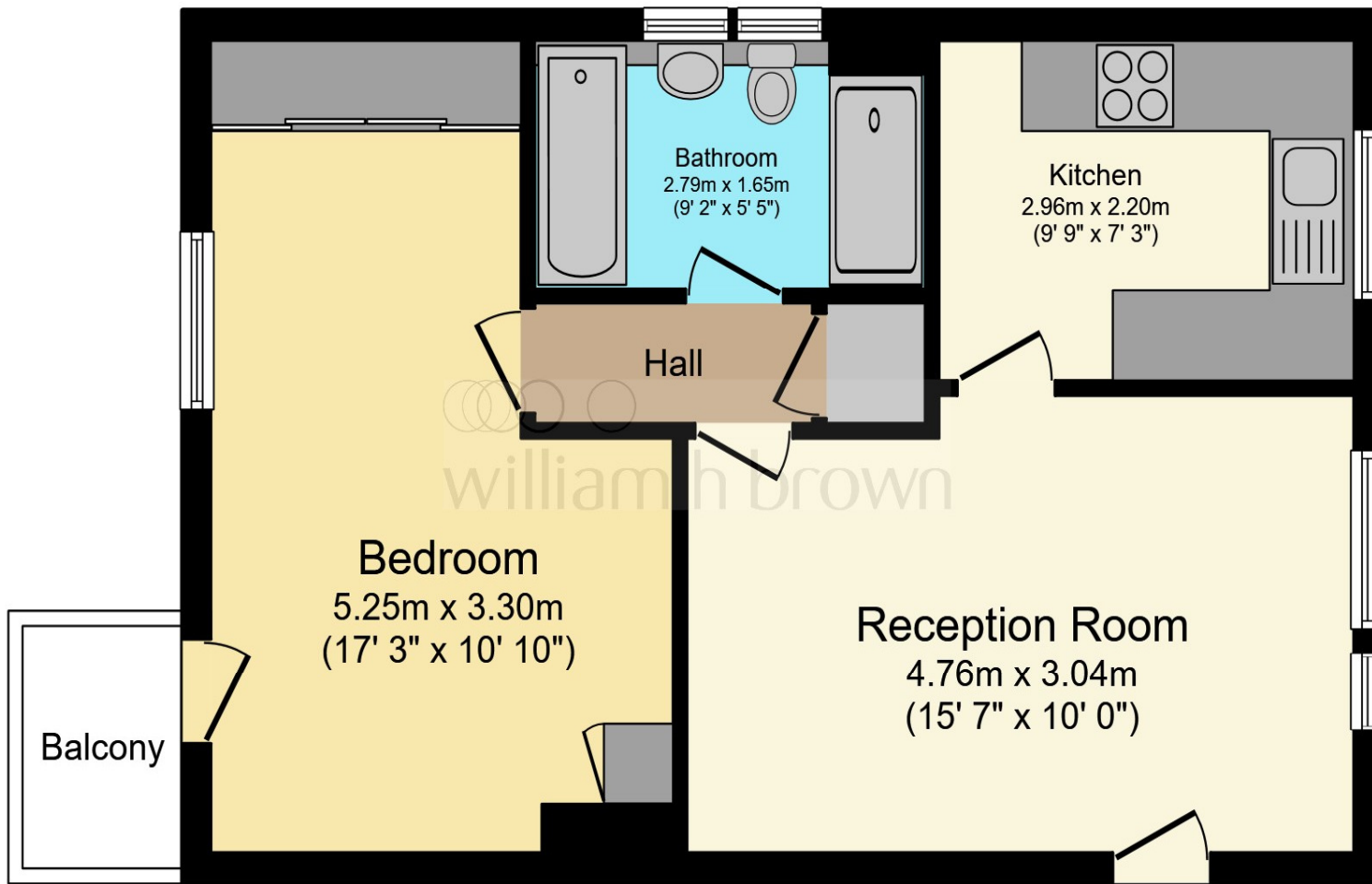


welcome to

Trapstyle Road, Ware

CHAIN FREE! A great opportunity to acquire this bright and airy top floor apartment offering well proportioned living space. The accommodation comprises; reception room, separate fitted kitchen, bathroom suite with bath and shower cubicle, a good size bedroom providing direct access to a balcony. Outside: there are well maintained communal gardens and allocated parking. Located on the outskirts of Ware town centre, with its diverse range of shops and mainline station (Providing access to London Liverpool St).





Reception Room

15' 7" max x 10' max (4.75m max x 3.05m max)

Kitchen

9' 9" max x 7' 3" max (2.97m max x 2.21m max)

Bathroom

9' 2" max x 5' 5" max (2.79m max x 1.65m max)

Bedroom

17' 3" max x 10' 10" max (5.26m max x 3.30m max)

Total floor area 44.1 sq.m. (475 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Trapstyle Road, Ware

- CHAIN FREE
- Top floor apartment
- Separate Kitchen
- Bath & Shower cubicle
- Balcony

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Sep 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£190,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107288



Property Ref:
WRE107288 - 0005

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



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk