



**Southall Close, Ware SG12 7PE**



**welcome to**

**Southall Close, Ware**

William h Brown are pleased to offer for sale this GROUND FLOOR APARTMENT with NO UPWARD CHAIN, LONG LEASE, GAS CENTRAL HEATING, DOUBLE GLAZED WINDOWS, sitting room, kitchen, TWO BEDROOMS and a bathroom. The apartment is situated in a cul-de-sac location.





### Entrance Hall

### Sitting Room

14' 11" x 11' 10" ( 4.55m x 3.61m )

### Kitchen

7' 6" max x 7' 3" max ( 2.29m max x 2.21m max )

### Bedroom 1

11' 10" max x 11' 11" max ( 3.61m max x 3.63m max )

### Bedroom 2

9' 7" into wardrobe x 7' 9" ( 2.92m into wardrobe x 2.36m )

### Bathroom

Total floor area 52.4 m<sup>2</sup> (564 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)

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## Southall Close, Ware

- NO UPWARD CHAIN
- GROUND FLOOR APARTMENT
- LONG LEASE
- CUL DE SAC LOCATION
- SITTING ROOM & KITCHEN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1969. 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

**£235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107305 - 0020

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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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