



**Southall Close, Ware SG12 7PE**

**welcome to**

**Southall Close, Ware**

William h Brown are pleased to offer for sale this first floor apartment with NO UPWARD CHAIN, LONG LEASE, upgrader central heating, DOUBLE GLAZED WINDOWS, sitting room, kitchen, TWO BEDROOMS and a bathroom. The apartment is situated in a cul-de-sac location.



**Lounge**

11' 11" max x 14' 10" max ( 3.63m max x 4.52m max )

**Kitchen**

7' 4" max x 7' 1" max ( 2.24m max x 2.16m max )

**Bedroom 1**

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

**Bedroom 2**

9' 7" max x 7' 8" max ( 2.92m max x 2.34m max )

**Bathroom**

5' 3" max x 6' 5" max ( 1.60m max x 1.96m max )



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welcome to

## Southall Close, Ware

- NO UPWARD CHAIN
- FIRST FLOOR APARTMENT
- LONG LEASE - 135 YEARS
- CUL DE SAC LOCATION
- SITTING ROOM & KITCHEN

Tenure: Leasehold EPC Rating: C

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

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107321 - 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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