



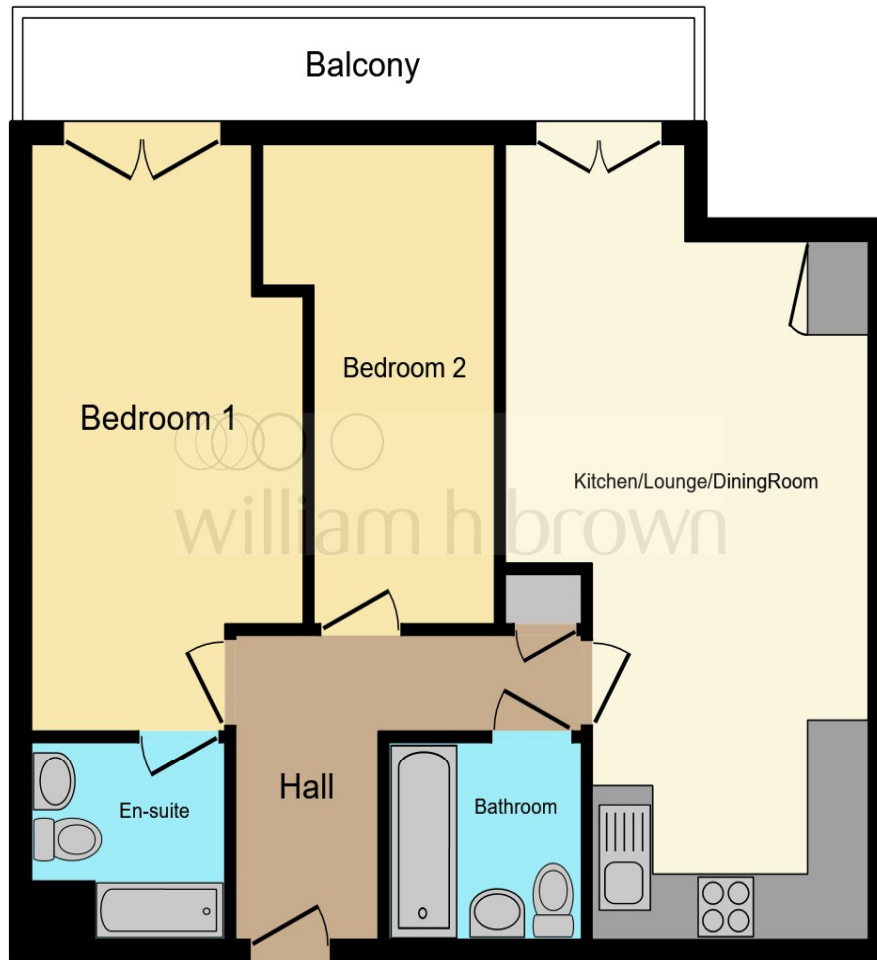
Railway View, Ware SG12 9JR

welcome to

Railway View, Ware

William h Brown are delighted to bring to market this two bedroom top floor luxury apartment built in 2017 and situated adjacent to both Ware High Street & Ware Town Railway Station. 117 YEAR LEASE, SOUTH FACING BALCONY, ALLOCATED PARKING. Viewing a must.





Entrance Hall

Lounge

12' 6" max x 12' 6" max (3.81m max x 3.81m max)

Kitchen

8' 11" max x 12' 10" max (2.72m max x 3.91m max)

Landing

Bedroom 1

18' 5" max x 9' 1" max (5.61m max x 2.77m max)

Ensuite

Bedroom 2

14' 9" max x 6' 1" max (4.50m max x 1.85m max)

Bathroom

Balcony

3' 2" max x 22' 8" max (0.97m max x 6.91m max)

Total floor area 58.9 m² (635 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

Railway View, Ware

- Top Floor with Loft Space
- Built in 2017
- South Facing Balcony
- En-Suite Shower Room to Master Bedroom
- Adjacent to High Street & Railway Station

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107337



Property Ref:
WRE107337 - 0009

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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