



**Larksfield, Ware SG12 7NS**



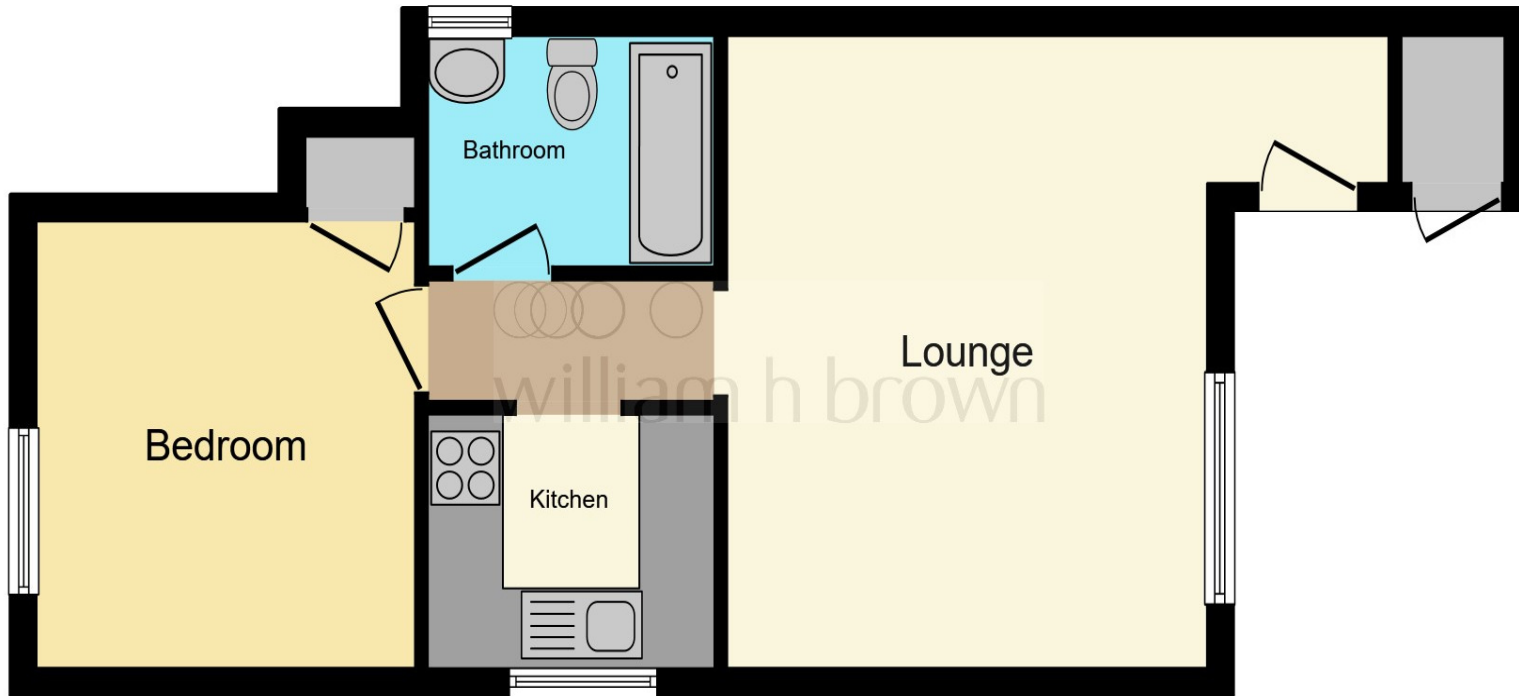
**welcome to**

**Larksfield, Ware**

William h Brown are delighted to bring to market this immaculately presented one bedroom ground floor maisonette.

Situated just off of Musley Hill, the property benefits of being close enough to endure all the benefits of a town centre location but far enough out to be a peaceful retreat.





**Entrance Porch**

**Entrance Hall**

**Lounge**

12' 9" max x 15' max ( 3.89m max x 4.57m max )

**Kitchen**

5' 10" max x 7' 5" max ( 1.78m max x 2.26m max )

**Bedroom 1**

9' 11" to cupboard x 11' 2" max ( 3.02m to cupboard x 3.40m max )

**Bathroom**

Total floor area 43.1 m<sup>2</sup> (464 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)

welcome to

## Larksfield, Ware

- Single Storey Living
- Refitted Kitchen
- Upgraded Heating
- Communal Gardens
- New 125 year lease

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £235,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107342](https://www.williamhbrown.co.uk/Property/WRE107342)



Property Ref:  
WRE107342 - 0005

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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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