



Star Holme Court, Ware SG12 7EA

welcome to

Star Holme Court, Ware

GUIDE PRICE £275000 - £280000 - A beautiful modern residential development within easy reach of Ware Town Centre and mainline railway station. A spacious two bedroom top floor apartment. The apartment offers security entryphone system, entrance hall, sitting/dining room, fitted kitchen, luxury bathroom and double glazed windows. The apartment further benefits from having two parking permits. Externally there are well presented communal gardens, bin store, garage en bloc.





Entrance Hall

Sitting/Dining Room

20' 8" max x 11' 5" max (6.30m max x 3.48m max)

Kitchen

7' 10" max x 6' 6" max (2.39m max x 1.98m max)

Bedroom 1

11' 8" into door recess x 10' 7" max (3.56m into door recess x 3.23m max)

Bedroom 2

12' 9" into door recess x 6' 10" max (3.89m into door recess x 2.08m max)

Bathroom

Exterior

Garage En Bloc

18' max x 7' 10" max (5.49m max x 2.39m max)

welcome to

Star Holme Court, Ware

- TOP FLOOR APARTMENT
- SPACIOUS SITTING/DINING ROOM
- FITTED KITCHEN & BATHROOM
- TWO PARKING PERMITS
- GARAGE EN BLOC

Tenure: Leasehold EPC Rating: E

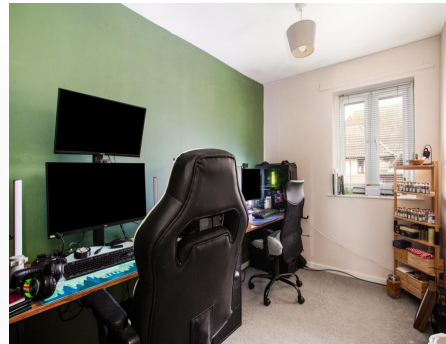
Council Tax Band: C Service Charge: 1743.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 299 years from 01 Jan 1986.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
WRE107531 - 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.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk