



Marconi Court Plaxton Way, Ware SG12 7FG

welcome to

Marconi Court Plaxton Way, Ware

William h Brown are pleased to offer for sale this 50% SHARED OWNERSHIP and well presented GROUND FLOOR APARTMENT located on the outskirts of Ware Town Centre and within walking distance of all local amenities including Ware Railway Station serving London's Liverpool Street. The apartment itself offers spacious accommodation to include an entrance hall with two storage cupboards, dual aspect open plan sitting/dining room/fitted kitchen, two double bedrooms and a re-fitted bathroom. The apartment further benefits from having gas central heating via radiators, allocated parking and enclosed communal gardens. The apartment is ideal for a FIRST TIME BUYER and a viewing is highly recommended.





Accommodation Comprises

The Apartment

Entrance Hall

Sitting/Dining

Room/Kitchen

15' 11" x 19' 3" (4.85m x 5.87m)

Sitting/Dining Area

Fitted Kitchen Area

Bedroom 1

12' 2" x 10' 5" (3.71m x 3.17m)

Bedroom 2

16' x 7' 6" (4.88m x 2.29m)

Bathroom

Exterior

Total floor area 61.6 m² (663 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

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Marconi Court Plaxton Way, Ware

- 50% SHARED OWNERSHIP
- LUXURY GROUND FLOOR APARTMENT
- OPEN PLAN SITTING/DINER/FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- RE-FITTED LUXURY BATHROOM

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1404.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Feb 2013.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£162,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE106988



Property Ref:
WRE106988 - 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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