



Riverscroft Mansions Trapstyle Road, Ware SG12 0FQ

welcome to

Riverscroft Mansions Trapstyle Road, Ware

A superbly updated and spacious two bedroom third floor apartment situated within a block of only 17 apartments constructed in 2015. Spacious entrance hall, open plan sitting/dining room/fitted kitchen, re-fitted en-suite and modern bathroom. Juliette balconies, gas central heating and parking.





Total floor area 66.8 m² (719 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

Accommodation Comprises

The Apartment

Spacious Entrance Hall

Sitting/Dining Room/Kitchen

Sitting/Dining Room

27' 7" Max x 11' 4" Max (8.41m Max x 3.45m Max)

Fitted Kitchen Area

Bedroom 1

12' 9" x 9' 3" (3.89m x 2.82m)

Luxury En-Suite Shower Room

Bedroom 2

10' 9" Into Door Recess x 10' 7" (3.28m Into Door Recess x 3.23m)

Exterior

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- SPACIOUS LUXURY APARTMENT BUILT IN 2015
- OPEN PLAN SITTING/DINING ROOM/FITTED KITCHEN
- RE-FITTED EN-SUITE SHOWER ROOM & MODERN BATHROOM
- TWO BEDROOMS
- JULIETTE BALCONIES

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2932.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WRE107614 - 0004

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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.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)