



**Lygean Avenue, Ware SG12 7AR**



**welcome to**

## **Lygean Avenue, Ware**

William h brown are pleased to offer this two bedroom First floor flat backing on to the north bank of the River Lea. Central to Ware Station is a short walk with links into Tottenham Hale and London Liverpool Street. Ware hosts many shops and bars including post office and library.





### **Living Room**

16' 6" x 14' 6" ( 5.03m x 4.42m )

### **Kitchen**

8' 6" x 5' 3" ( 2.59m x 1.60m )

### **Bedroom**

7' 11" x 6' 10" ( 2.41m x 2.08m )

### **Bedroom**

7' 11" x 12' 2" into alcove ( 2.41m x 3.71m into alcove )

### **Bathroom**

### **Agents Notes**

Total floor area 60.4 m<sup>2</sup> (651 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)

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## **Lygean Avenue, Ware**

- TWO BEDROOMS
- FIRST FLOOR
- BACKING ONTO NORTH SHORE OF RIVER LEA
- CLOSE TO TOWN CENTRE SHOPS AND AMENITIES
- ALLOCATED & VISITOR PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 160 years from 10 Sep 2015. 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

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107668](http://williamhbrown.co.uk/Property/WRE107668)



Property Ref:  
WRE107668 - 0011

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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](mailto:Ware@williamhbrown.co.uk)



80 High Street, WARE, Hertfordshire, SG12 9AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**