



Coddington Close, Ware SG12 9FN

welcome to

Coddington Close, Ware

A chance to own a 45% SHARE and experience contemporary living in this stylish one double bedroom apartment situated on the second floor of a well-maintained development. The open plan design seamlessly combines the sitting room, dining area, and fitted kitchen, creating a spacious and inviting living environment. Large windows and doors to a WEST FACING private balcony flood the space with natural light, perfect for relaxing or entertaining guests.





Total floor area 35.5 m² (382 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

Communal Entrance Hall

The Apartment

Entrance Hall

Sitting/Diner/Kitchen

17' 8" x 14' 11" (5.38m x 4.55m)

Sitting/Dining Area

Fitted Kitchen Area

Double Bedroom

14' 1" x 8' 3" (4.29m x 2.51m)

Modern Bathroom

Exterior

Resident's Parking

welcome to

Coddington Close, Ware

- 45% SHARED OWNERSHIP
- ONE BEDROOM LUXURY APARTMENT
- WEST FACING PRIVATE BALCONY
- WARE STATION TO LONDON LIVERPOOL. STREET NEARBY
- OPEN PLAN LIVING ACCCOMMODATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1425.96

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£103,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107687



Property Ref:
WRE107687 - 0003

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