



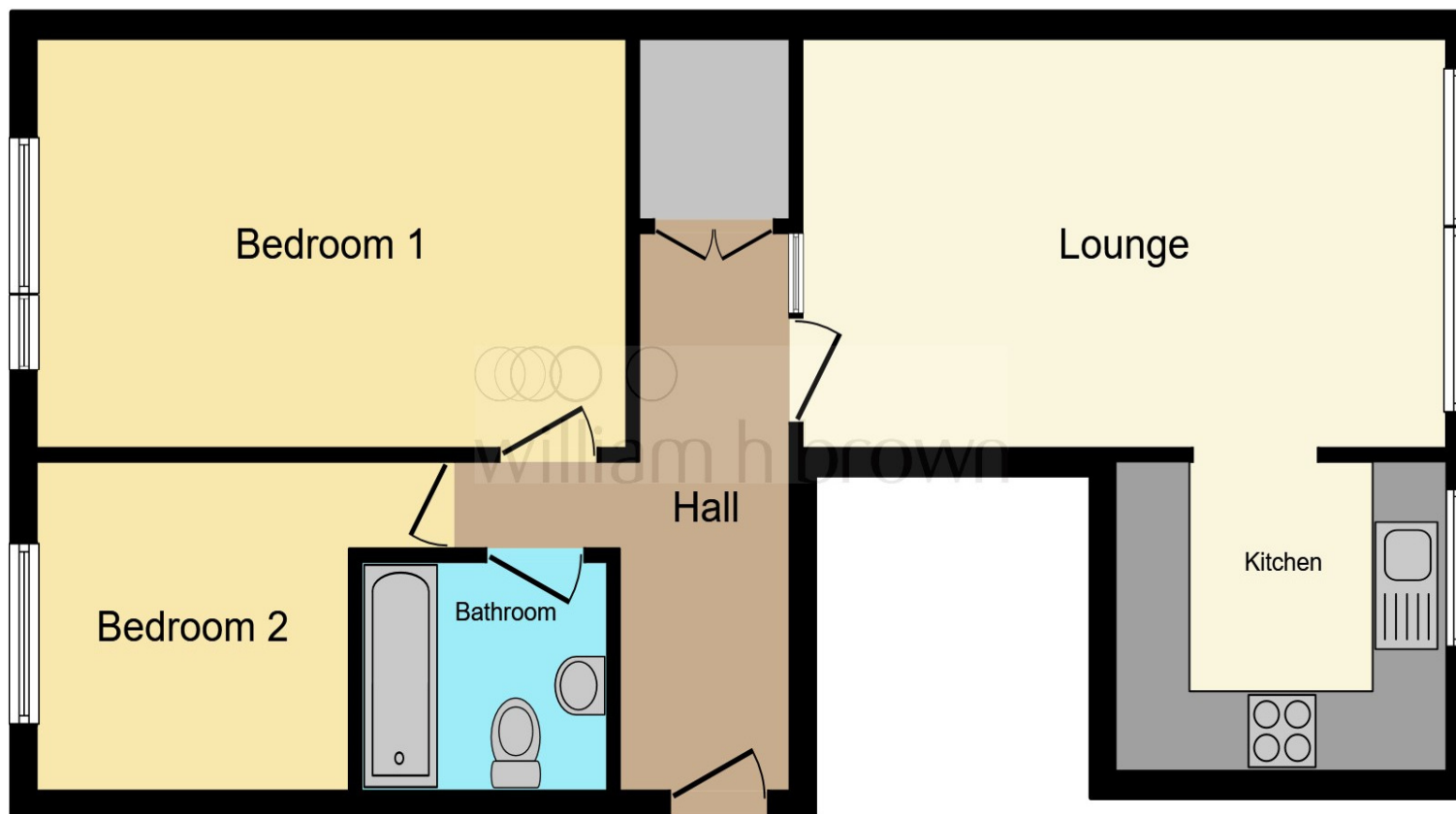
Trapstyle Road, Ware SG12 0BB

welcome to

Trapstyle Road, Ware

Offered with NO UPWARD CHAIN & benefiting from a 140 YEAR LEASE is an exceptional opportunity to acquire spacious two-bedroom ground floor maisonette within this popular residential development, offering a private front entrance door this vacant property benefits from a bright and airy layout, perfect for first-time buyers or investors. The maisonette further benefits from an entrance hall, sitting/dining room, kitchen, bathroom, double glazed windows, gas central heating via radiators and allocated parking.





Accommodation Comprises

Entrance Hall

Sitting/Dining Room

17' 2" max x 10' 10" max (5.23m max x 3.30m max)

Kitchen

8' 9" max x 8' max (2.67m max x 2.44m max)

Bedroom 1

15' 9" max x 9' max (4.80m max x 2.74m max)

Bedroom 2

9' 9" into door recess x 8' 7" max (2.97m into door recess x 2.62m max)

Bathroom

Exterior

Allocated Parking

Total floor area 58.2 m² (626 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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Trapstyle Road, Ware

- NO UPWARD CHAIN
- 140 YEAR LEASE
- GROUND FLOOR MAISONETTE
- PRIVATE FRONT DOOR
- GAS CENTRAL HEATING VIA RADIATORS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 855.41

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Feb 1976. 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/WRE107493



Property Ref:
WRE107493 - 0005

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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