



**High Street, WARE SG12 9AD**

**welcome to**

## **High Street, WARE**

Originally part of the 'Nat West' Bank in Ware this two bedroom first floor flat is one of four that were tastefully converted in the latter part of 2019. Situated in the heart of Ware town centre the property is within easy reach of the local cafes, micro breweries, bakeries and pubs, and is only a short walk down 'Amwell End' to Ware Mainline Station.





### Lounge

### Kitchen

19' 3" max x 13' 4" max ( 5.87m max x 4.06m max )

### Bedroom 1

15' 6" max x 9' 11" max ( 4.72m max x 3.02m max )

### Bedroom 2

10' 10" max x 16' 4" max ( 3.30m max x 4.98m max )

### Dressing Area

5' 11" max x 4' 10" max ( 1.80m max x 1.47m max )

**Total floor area 81.5 m<sup>2</sup> (878 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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## High Street, WARE

- TASTEFULLY CONVERTED IN 2019
- TWO BEDROOMS
- FIRST FLOOR
- HIGH STREET LOCATION
- WALKING DISTANCE TO WARE STATION

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 250.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Jun 2013.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£325,000**



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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.



Property Ref:  
WRE107347 - 0002

 william h brown



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