



**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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107347](https://www.williamhbrown.co.uk/Property/WRE107347)



Property Ref:  
WRE107347 - 0002

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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.



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