



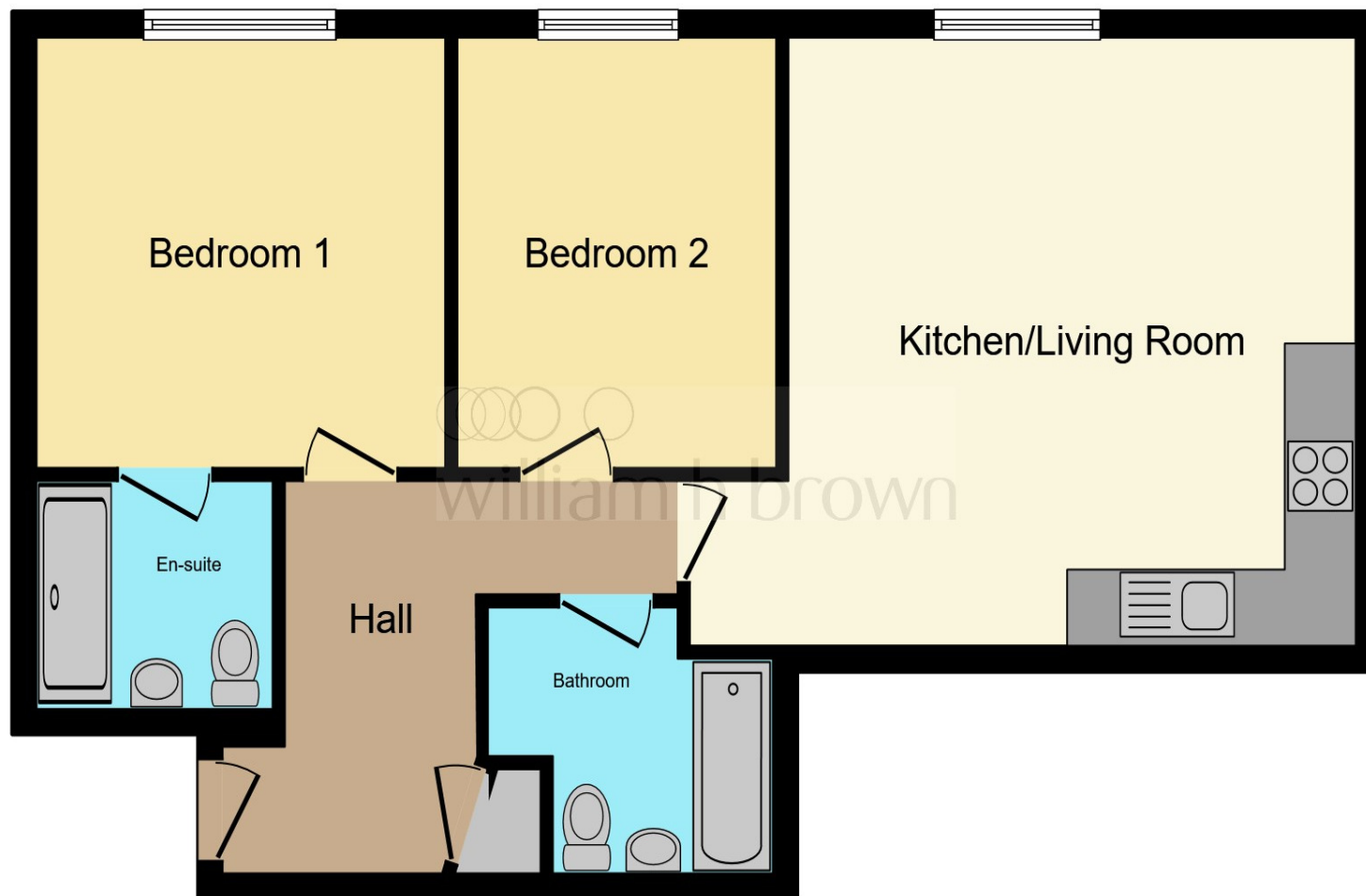
**Church House Church Street, Ware SG12 9EN**

**welcome to**

## **Church House Church Street, Ware**

This luxury ground floor apartment, built in 2018, offers a stylish and comfortable living space with approximately 117 years remaining on the lease. Located within a small, well-maintained development, it benefits from close proximity to Ware High Street and Ware Railway Station.





Total floor area 62.7 m<sup>2</sup> (675 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)

## Accommodation Comprises

### Communal Entrance Hall

### The Apartment

### Entrance Hall

### Sitting/Diner/Fitted Kitchen

15' 5" max x 15' max ( 4.70m max x 4.57m max )

### Bedroom 1

12' 5" x 11' 2" ( 3.78m x 3.40m )

### En-Suite Shower Room

### Bedroom 2

10' 4" x 8' 10" ( 3.15m x 2.69m )

### Luxury Bathroom

### Exterior

welcome to

## Church House Church Street, Ware

- LUXURY GROUND FLOOR APARTMENT
- EXCLUSIVE SECURE DEVELOPMENT
- CLOSE TO WARE HIGH STREET & STATION
- APPROX 117 YEAR LEASE
- OPEN PLAN SITTING/DINER/FITTED KITCHEN

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1595.05

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WRE107738 - 0002

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