



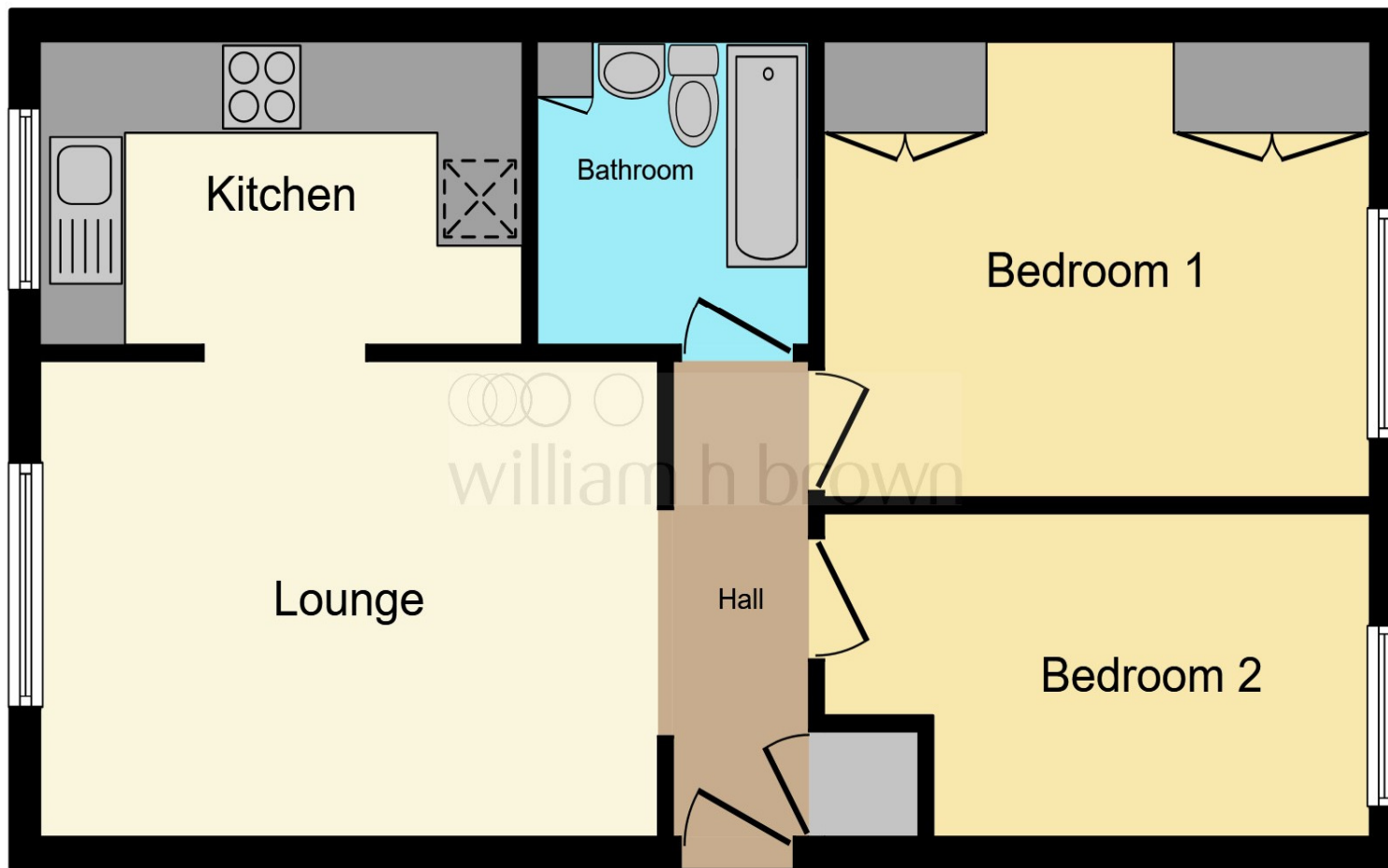
**Kestrel Court, Ware SG12 0XQ**

**welcome to**

**Kestrel Court, Ware**

William h brown are delighted to offer for sale this spacious two double bedroom second floor apartment situated within this popular residential development. The apartment benefits from having an entrance hall, attractive lounge/dining room, refitted kitchen, re-fitted bathroom, double glazed windows, communal garden and ample communal parking. An internal viewing is highly recommended.





**Entrance Hall**

**Sitting/Dining Room**

15' 7" max x 10' 1" max ( 4.75m max x 3.07m max )

**Refitted Kitchen**

11' max x 6' 6" max ( 3.35m max x 1.98m max )

**Bedroom 1**

12' 5" max x 9' 10" max ( 3.78m max x 3.00m max )

**Bedroom 2**

12' 6" max x 6' 11" max ( 3.81m max x 2.11m max )

**Bathroom**

Total floor area 49.0 m<sup>2</sup> (527 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)

welcome to

## Kestrel Court, Ware

- Two double bedroom apartment
- refitted kitchen
- refitted bathroom
- attractive lounge/dining room
- Ample communal parking and gardens

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 11 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£260,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107252](https://www.williamhbrown.co.uk/Property/WRE107252)



Property Ref:  
WRE107252 - 0004

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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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