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**WILLOW VIEW, CRANE MEAD,
WARE, HERTFORDSHIRE, SG12 9FJ.**



This exceptionally spacious two double bedroom, two bathroom, first floor apartment, is offered unfurnished but with white goods and forms part of this sought after development with allocated parking and well maintained communal gardens bordering the River Lea.

Perfectly located for the commuter with Ware British Rail Station just 0.3 miles away, whilst the town centre is but a short stroll and offers a wealth of shops, public houses and eateries from around the globe.

SUMMARY OF ACCOMMODATION

- *GOOD SIZE RECEPTION HALL WITH TWO STORAGE CUPBOARDS**
- *SPACIOUS SITTING/DINING ROOM WITH VIEWS OVER THE RIVER**
- *GOOD SIZE KITCHEN WITH WHITE GOODS**
- *PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM**
- *SECOND DOUBLE BEDROOM**
- *GOOD SIZE BATHROOM**
- *ELECTRIC HEATING**
- *DOUBLE GLAZED WINDOWS**
- *ALLOCATED PARKING**
- *WELL MAINTAINED COMMUNAL GARDENS**

AVAILABLE BEGINNING OF MAY 2025

NO PETS* *NON SMOKERS

A covered entrance with courtesy lighting, intercom system and a double glazed door affords access to:

COMMUNAL RECEPTION HALL *Notice board, courtesy lighting and staircase to all floors.*

FIRST FLOOR COMMUNAL LANDING *Double glazed window to front and door to:*

The Apartment

GOOD SIZE RECEPTION HALL *Coved ceiling, recess halogen spotlighting, beech wood effect flooring and two night storage heaters. Airing cupboard housing the hot and cold water cylinders and additional storage cupboard housing the fuse board. Doors to bedrooms, bathroom and:*

SPACIOUS SITTING/DINING *17'4 x 13'5 Double glazed casement doors with Juliet balcony and matching side windows to rear enjoying views over the river. Coved ceiling, entry phone system, two night storage heaters, beech wood effect flooring, TV and two telephone points. Access to:*



GOOD SIZE KITCHEN *10'3 x 7'1 Fitted with a range of maple wall and base units with ample granite effect working surfaces and matching splashbacks incorporating stainless steel sink drainer unit with mixer tap. Range of appliances to include; fridge, freezer, integrated washing machine and electric fan assisted oven and grill with four ring halogen hob and concealed illuminated extractor canopy above. Double glazed window to rear enjoying views over the river, recess halogen spotlighting and ceramic tiled flooring.*



PRINCIPAL BEDROOM *17'1 x 10' Double glazed window to front, range of fitted full height wardrobes, electric radiator and TV point. Door to:*



EN-SUITE SHOWER ROOM *Partly tiled in decorative ceramics with suite comprising; pedestal wash hand basin, low flush w.c. and walk-in shower cubicle with thermostatically controlled power shower and glazed screen. Coved ceiling, recess lighting, extractor fan, high level heater and shaver point.*



SECOND DOUBLE BEDROOM 13'10 x 6'6 (max) Double glazed window to front with electric radiator below.

SPACIOUS BATHROOM Partly tiled in decorative ceramics with suite comprising; pedestal wash hand basin, low flush w.c. and panelled bath with mixer tap and hand shower attachment. Coved ceiling, recess lighting, extractor fan, high level heater and shaver point.

EXTERIOR

To the rear of the apartments are well maintained communal gardens which border the River Lea and there is allocated parking for one vehicle.



COUNCIL TAX BAND. D (£2,507.00 as of 15TH April 2025)

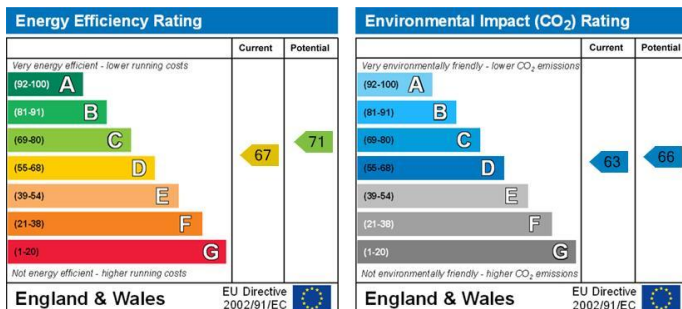
PRICE: £1,350.00 Per Calendar Month

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



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