



CHAIN FREE

Two Double Bedrooms

Town Centre Location

Modern Property

Iconic High Street Building



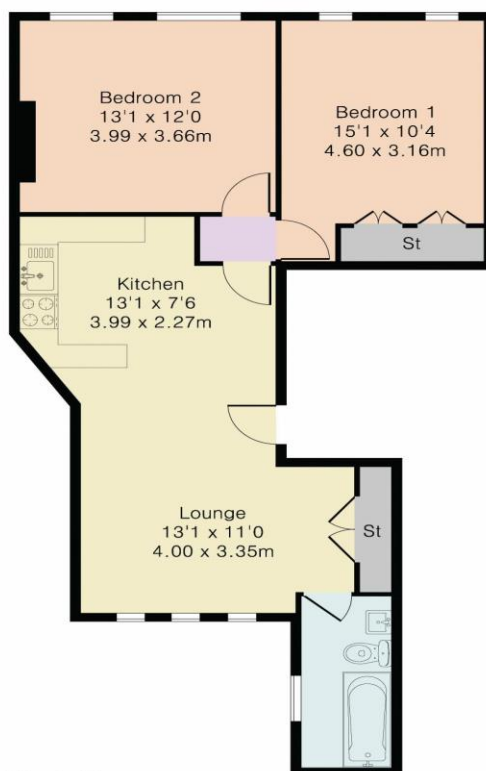
Flat 1, 59 High Street
Ware, SG12 9AD

Guide Price £275,000

Thomas Childs & Co are now in receipt of an offer for the sum of £230,000 for Flat 1 59 High Street, Ware. Anyone wishing to place an offer on the property should contact Thomas Childs & Co, 9-13 Parliament Square, Hertford, SG14 1EX 01992 721321 before exchange of contracts.

Thomas Childs & Co are delighted to bring to market a two double bedroom apartment forming part of this iconic building on Ware High Street. Situated on the first floor, the apartment comprises of a modern spacious fully fitted kitchen, an open plan living area with windows overlooking the rear, two large double bedrooms which are flooded with light from the feature windows, along with a fully tiled bathroom with bath and shower over. The town centre location is ideal for those looking for car free living, a short walk to Ware Train Station, the varied supermarkets, shops, restaurants and bars that make Ware the vibrant sought after location it is along with the benefit of tranquil river side walks a mere stones throw away.

Approximate Gross Internal Area 698 sq ft – 65 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.