

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

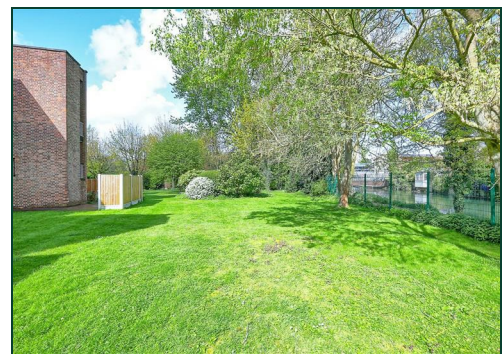
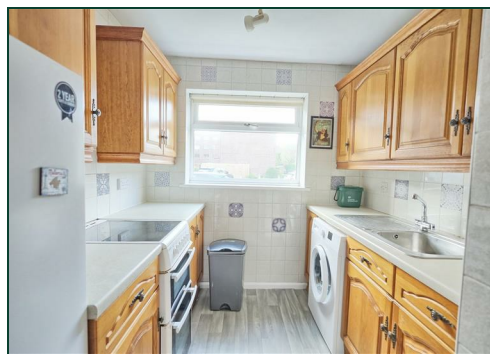
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**38 Broadmeads, Ware, Hertfordshire, SG12 9HU**

**£220,000**

JONATHAN HUNT are pleased to offer this well presented ONE BEDROOM GROUND FLOOR apartment located within this attractive gated, riverside development only a few minutes walk from Ware town centre and station. The property features double glazed windows, garage en bloc and well kept communal gardens. CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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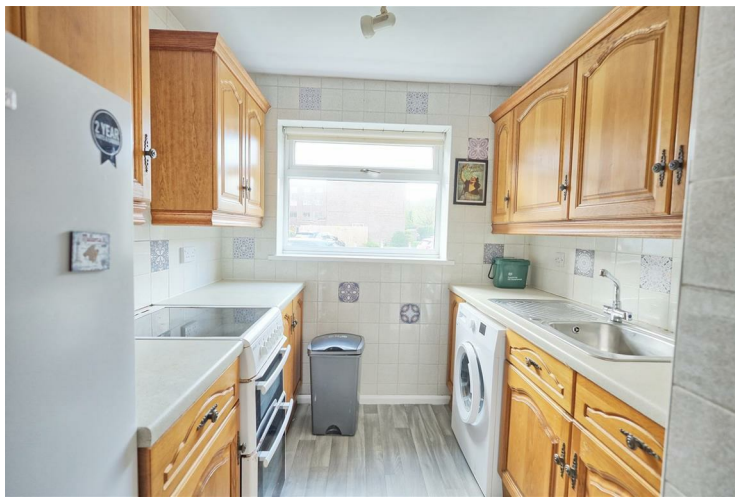
## HALLWAY



## BEDROOM 11'9" x 10'2" (3.6 x 3.1)



## KITCHEN 10'2" x 7'6" (3.1 x 2.3)



## SHOWER ROOM



## LIVING ROOM 13'1" x 11'9" (4 x 3.6)



## EXTERIOR

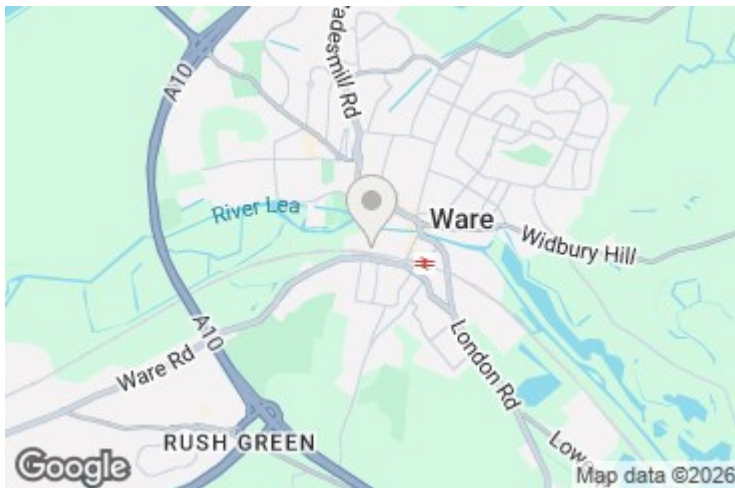


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## COMMUNAL GARDENS



## GARAGE

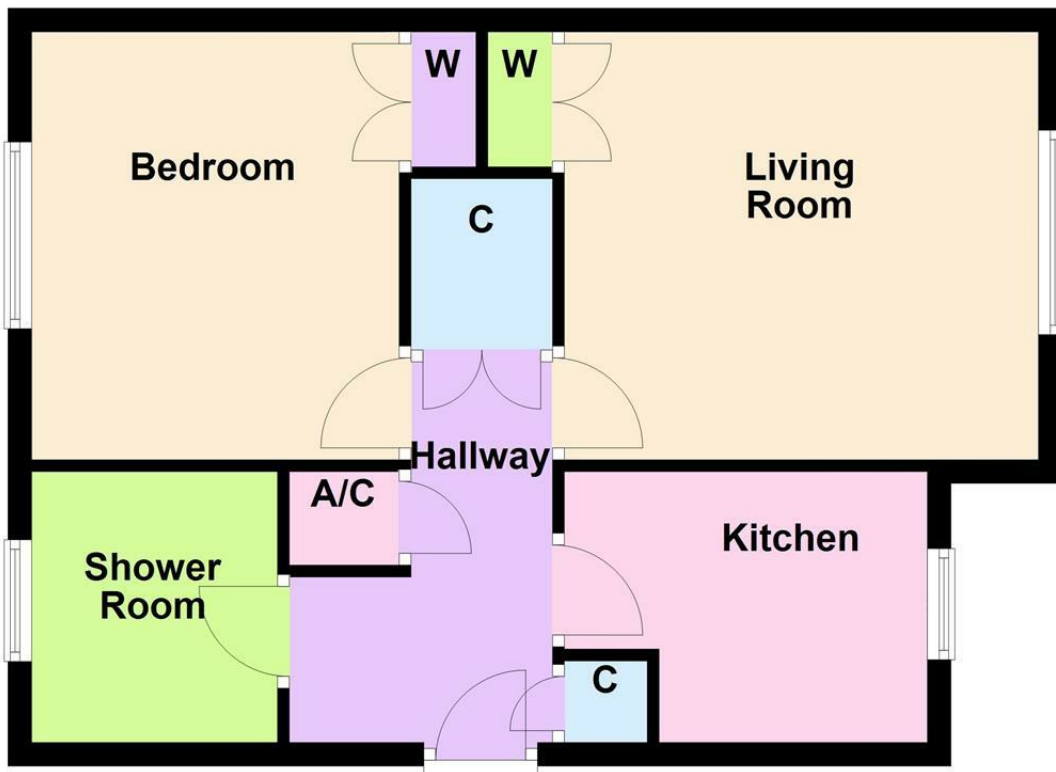


Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>74</b>
<b>57</b>	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>74</b>
<b>57</b>	
England & Wales	
EU Directive 2002/91/EC	

## Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



Total area: approx. 49.0 sq. metres (527.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.