



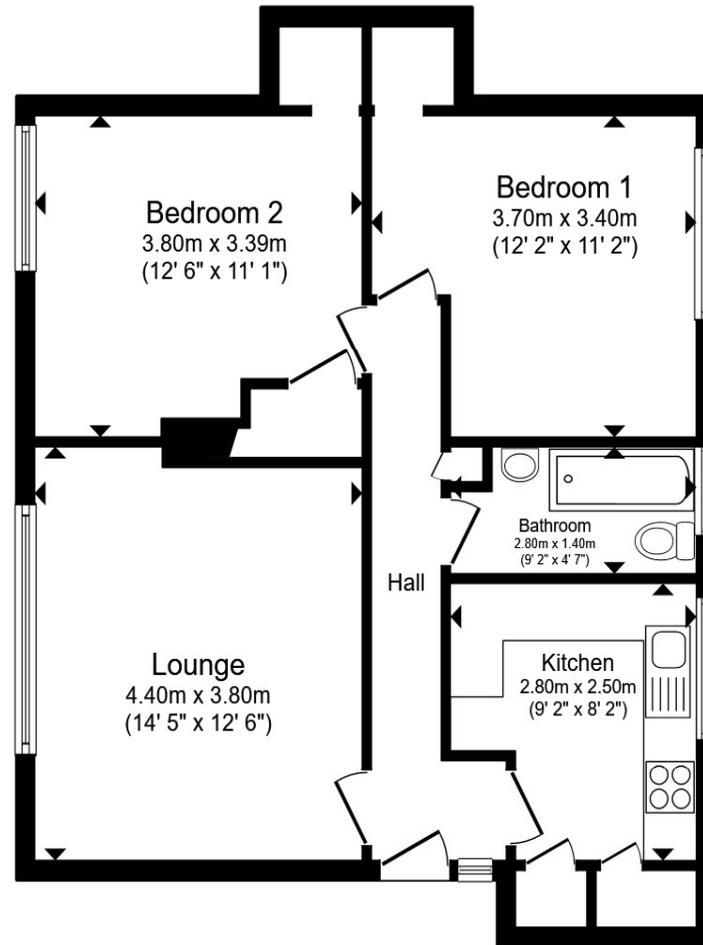
Berkeley Close, Ware SG12 0BP

welcome to

Berkeley Close, Ware

This well-proportioned two-bedroom ground-floor flat, ideally positioned on Berkeley Close. Providing fantastic potential for buyers looking to put their own stamp on a home, the property offers generous living accommodation throughout.





Hall

Lounge

12' 6" max x 14' 5" max (3.81m max x 4.39m max)

Kitchen

8' 2" max x 9' 2" max (2.49m max x 2.79m max)

Bathroom

Bedroom One

11' 3" max x 12' 2" max (3.43m max x 3.71m max)

Bedroom Two

11' 1" max x 12' 6" max (3.38m max x 3.81m max)

Total floor area 62.4 m² (671 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.propertybox.io

welcome to

Berkeley Close, Ware

- NO CHAIN
- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- OUTSKIRTS OF WARE TOWN
- IDEAL INVESTMENT OPPORTUNITY

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: B Service Charge: 1369.52

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107832



Property Ref:
WRE107832 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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