



Willow View, Crane Mead, Ware SG12 9FJ

Offers In The Region Of **£320,000**

Flat | Leasehold

Council: | Council Tax Band: D

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 **TARGET**
RESIDENTIAL SALES & LETTINGS



Welcome to this exceptional two-bedroom apartment in the highly desirable Willow View development, Crane Mead, Ware SG12 with allocated parking— a fantastic opportunity to enjoy stylish, contemporary living in a vibrant and well-connected location. Built in Approx. 2000 and offering approximately 756 sq ft of thoughtfully designed accommodation, this impressive third-floor property is perfectly suited to first-time buyers, professionals, downsizers, or investors looking for a property that combines comfort, convenience, and lifestyle appeal.

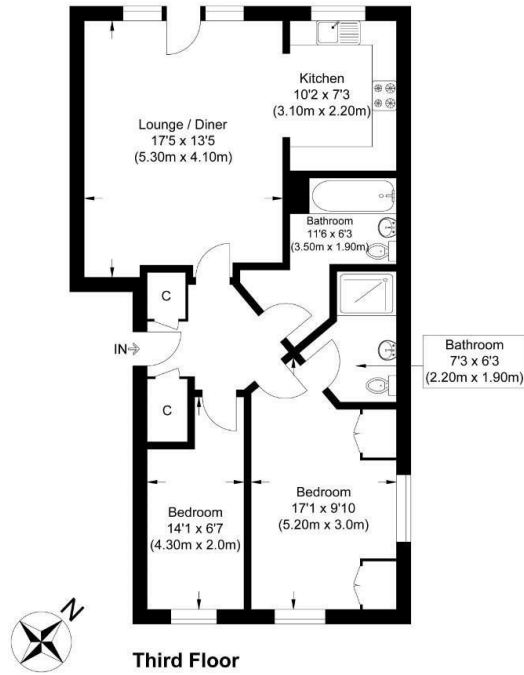
As you step inside, you are greeted by a bright and spacious entrance hall leading into a beautifully proportioned reception room filled with natural light. This inviting living area provides the perfect setting for both relaxing evenings and entertaining guests, with ample space for dining and modern furnishings. The well-planned layout creates a wonderful sense of flow throughout the apartment, making it feel both airy and welcoming.

The property boasts two generously sized bedrooms, each offering a peaceful retreat with plenty of room for storage and personal touches. The principal bedroom benefits from its own stylish en-suite bathroom, while a second contemporary bathroom serves the remainder of the apartment, providing practicality and convenience for residents and visitors alike.

Positioned in one of Ware's most attractive residential areas, Willow View offers residents the best of both worlds — a tranquil setting with excellent access to local amenities and transport links. Ware town centre is just moments away, featuring an array of independent shops, cafés, restaurants, bars, and supermarkets. Beautiful riverside walks, nearby parks, and green open spaces create the perfect environment for outdoor leisure and relaxation.

For commuters, the location is ideal, with Ware train station within easy reach, providing direct services into London Liverpool Street and excellent connectivity to surrounding towns and cities.





Third Floor
Willow View

Approximate Gross Internal Floor Area : 70.20 sq m / 755.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:

If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.



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