



**Omega Maltings, Ware SG12 7AB**

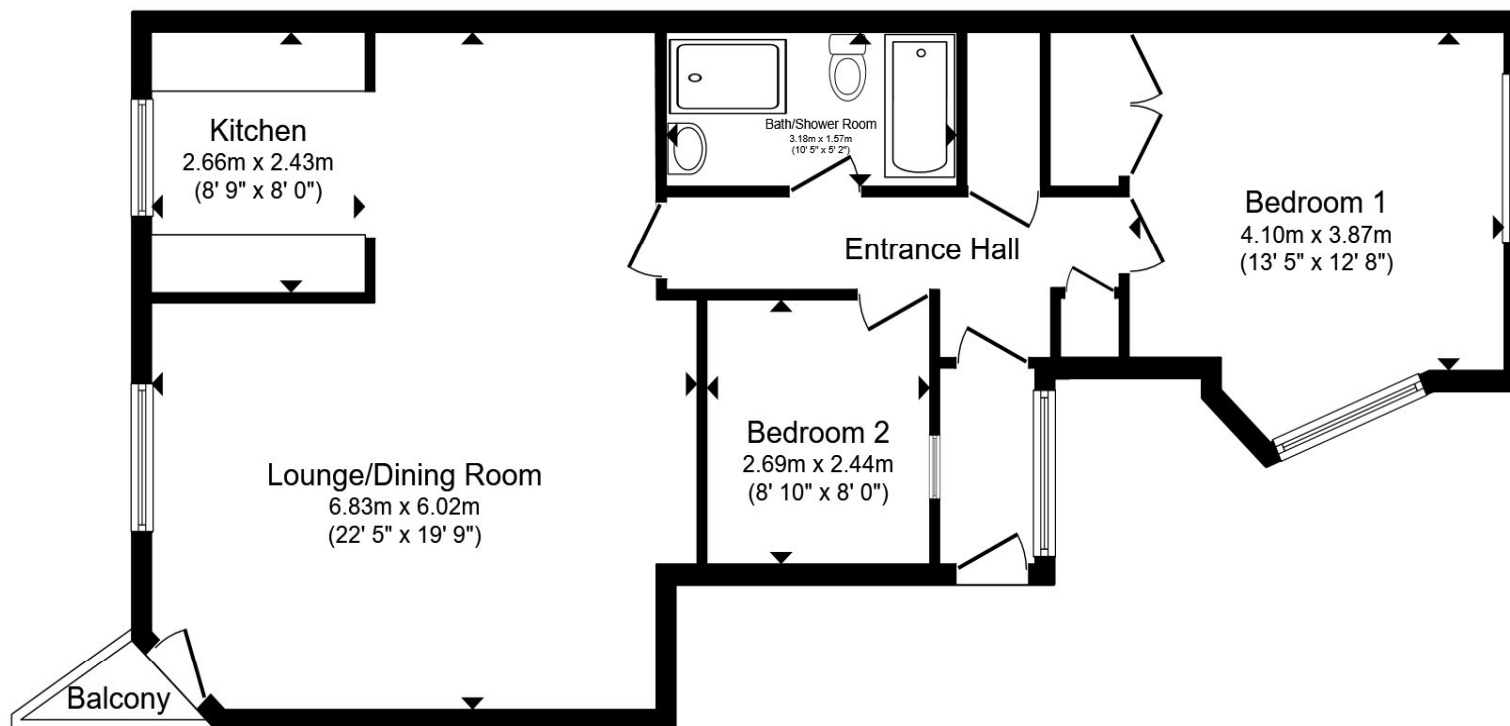


**welcome to**

## **Omega Maltings, Ware**

A spacious, bright and airy two double bedroom luxury first-floor apartment which forms part of this sought after maltings conversion, set within a highly desirable secure gated riverside development with a secure entryphone system.





Total floor area 78.4 m<sup>2</sup> (844 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](http://www.propertybox.io)



**Accommodation Comprises**

**Communal Entrance Hall**

**The Apartment**

**Entrance Hall**

**L-Shaped Lounge/Dining Room**

22' 5" MAX x 19' 9" MAX ( 6.83m MAX x 6.02m MAX )

**Re-Fitted Kitchen**

8' 9" x 8' ( 2.67m x 2.44m )

**Bedroom 1**

13' 5" x 12' 8" ( 4.09m x 3.86m )

**Bedroom 2**

8' 10" x 8' ( 2.69m x 2.44m )

**Luxury Bath/Shower Room**

**Exterior**

**Allocated Parking**

welcome to

## Omega Maltings, Ware

- BRIGHT & AIRY SPACIOUS MALTINGS CONVERSION
- IN EXCESS OF 900 YEAR LEASE
- L-SHAPED LOUNGE/DINING ROOM WITH PRIVATE BALCONY
- RE-FITTED KITCHEN WITH 'QUARTZ WORKSURFACES'
- RE-FITTED BATH/SHOWER ROOM

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: D Service Charge: 2319.66

Ground Rent: 55.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1985.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£360,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107849](https://williamhbrown.co.uk/Property/WRE107849)



Property Ref:  
WRE107849 - 0003

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