



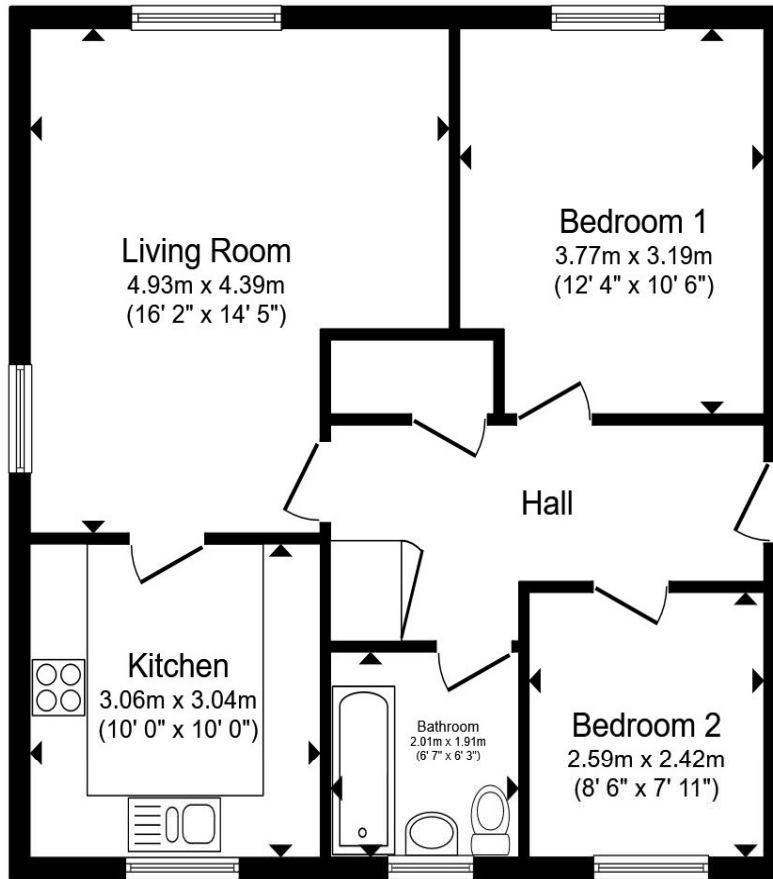
**Dellfield, Wadesmill Ware SG12 0TB**

**welcome to**

**Dellfield, Wadesmill Ware**

Dellfield - A delightful residential cul-de-sac, situated within the green and beautiful village of Wadesmill, just 2.5 miles to the North of Ware town centre. This two bedroom, first floor apartment is being sold chain free, offers ample resident parking within the street, and is ready to view now.





### First Floor

Total floor area 62.1 m<sup>2</sup> (669 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)



welcome to

## Dellfield, Wadesmill Ware

- TWO BEDROOMS
- CHAIN FREE
- VILLAGE LOCATION
- QUIET RESIDENTIAL STREET
- 2.5 MILES NORTH OF WARE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1948.66

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jul 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £225,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107645](http://williamhbrown.co.uk/Property/WRE107645)



Property Ref:  
WRE107645 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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