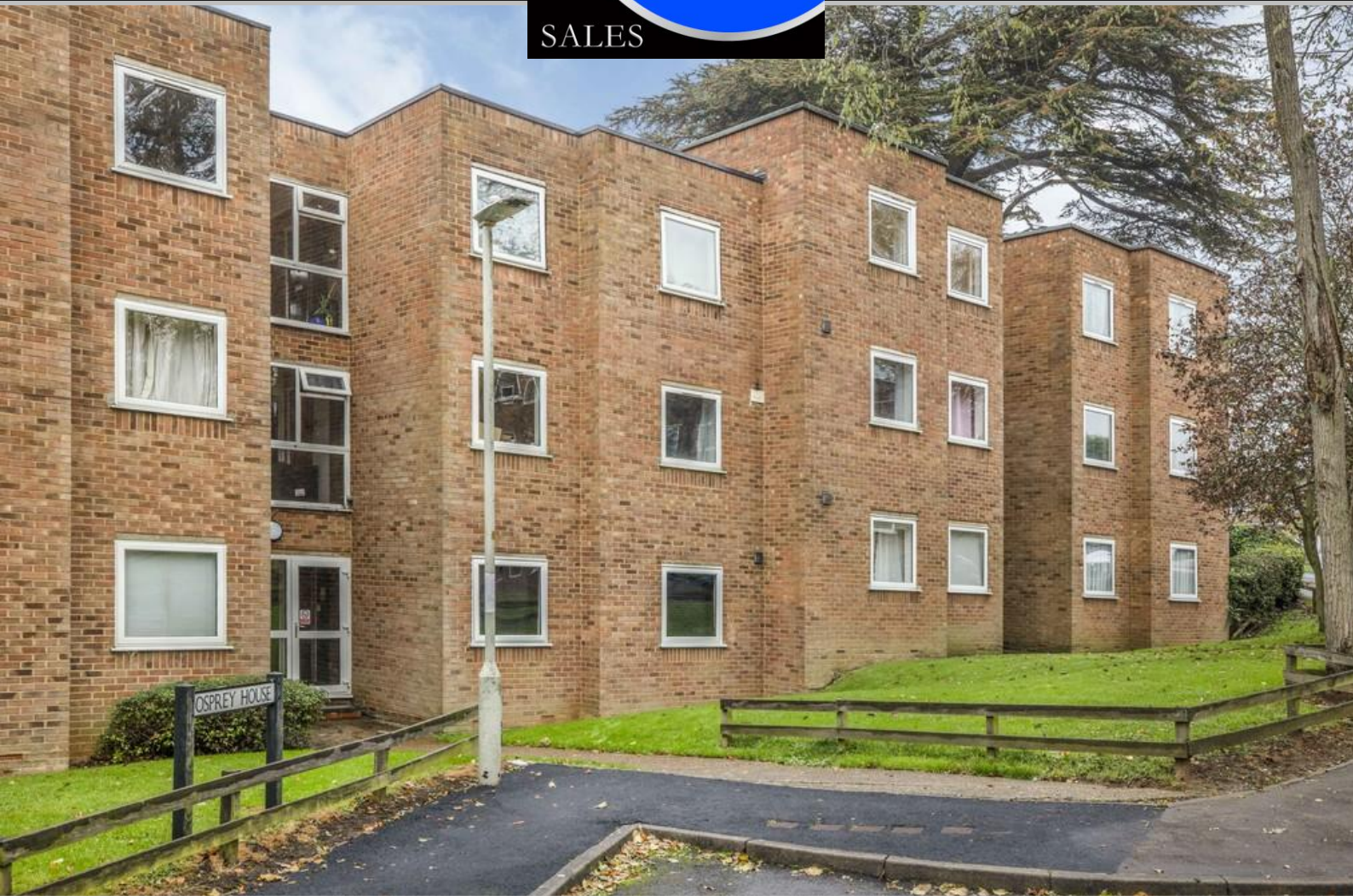


SALES



Osprey House, Briardale, Ware

Guide Price: £234,995



WARD
ESTATES

SALES

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Ward Estates
12-14 Parliament Square
Hertford, Herts SG14 1EF

Osprey House, Ware

PROPERTY SUMMARY

Ward Estates are delighted to have for sale this well presented top floor flat set within a quiet treelined cul de sac on the Vicarage Estate. With easy access on to Poles Lane footpath offering a short walk (0.7miles to the Priory) to Ware Town Centre and all the amenities it has to offer.

The property offers good sized rooms throughout with a hallway upon entry, generous living room with space for a dining area or office space, two bedrooms, the main bedroom with wardrobes and bathroom with a good-sized storage cupboard housing the hot water cylinder.

Parking isn't allocated but there is ample parking spaces for both residents and visitors.

The lease has been extended and the property is offered with no upward chain.

LEASE SUMMARY

Tenure: Leasehold – 146 Years remaining

Service Charge: Approx. £900 per annum / £75 per month

Ground Rent: None payable

The Lease, Ground Rent and Service Charge details have been provided by the seller and their accuracy cannot be guaranteed, should you wish to purchase the property these details will need to be verified by your solicitor.

This property has been rented via SageWard Lettings and achieved a rental of £875 PCM and would therefore make an ideal investment opportunity.



Communal Entrance - With stairs to all floors.

Hallway - Carpeted with wall mounted electric heater. Handy storage cupboard with plenty of shelving.

Living Room - A spacious room which is carpeted with a wall mounted electric heater and double-glazed window facing the rear aspect with far reaching views.

Door through to:

Kitchen - A neat kitchen with a range of oak shaker style wall and base units, black roll edged worktops with upstand and part tiled walls. Inset electric oven with electric hob and extractor hood over, inset stainless steel sink and drainer unit with mixer taps over. Plumbing space for a washing machine and slim line dishwasher. Space for a fridge freezer. Tiled flooring and a double-glazed window to the rear aspect with far reaching views.

Bedroom One - With double wardrobes, carpeted and with a double-glazed window to the front aspect.

Bedroom Two - Carpeted with a double-glazed window to the front aspect.

Bathroom - Part tiled walls with white brick style tiles and black border and dark grey tiled flooring. The bathroom suite comprises of low-level WC, pedestal wash hand basin and bath with mixer taps and electric shower over.

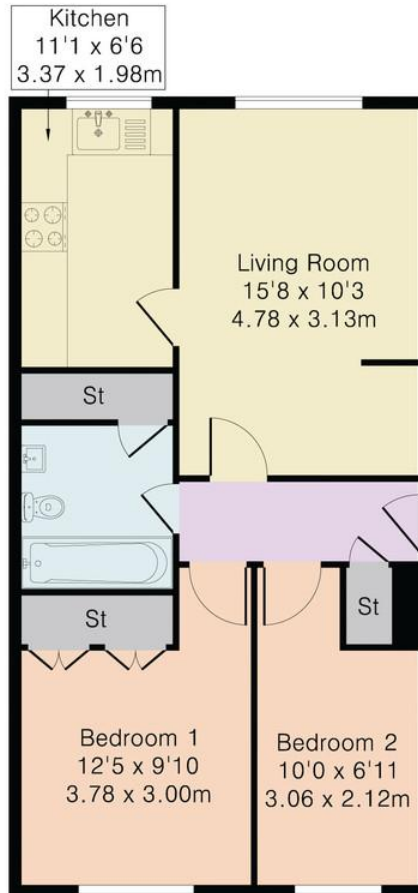
In the bathroom there is an airing cupboard which houses the hot water cylinder and shelving.

Communal gardens and ample parking for residents and visitors.





Approximate Gross Internal Area 565 sq ft – 53 sq m



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing these sale

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendor's confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.