



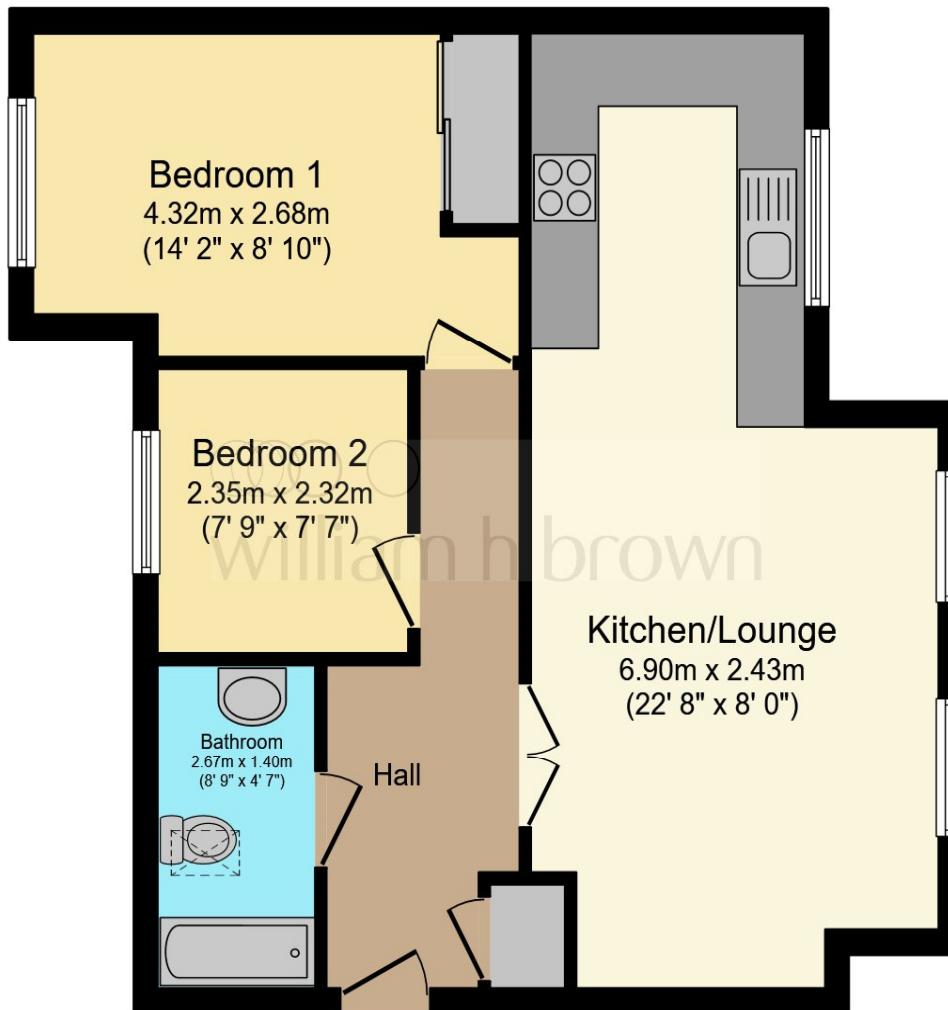
**Yorke Mews Priory Street, Ware SG12 9DB**

**welcome to**

## **Yokes Mews Priory Street, Ware**

A well presented apartment, occupying the second floor of this peacefully appointed modern development. Ideally positioned opposite the wonderful open green spaces of Priory Park and benefitting from a long lease, loft space, security entry phone system, communal gardens and allocated parking





Total floor area 53.0 sq.m. (570 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Entrance Hall

### Lounge/Kitchen

22' 8" max x 8' max ( 6.91m max x 2.44m max )

### Bedroom1

8' 10" max x 14' 7" max ( 2.69m max x 4.45m max )

### Bedroom 2

7' 7" max x 7' 9" max ( 2.31m max x 2.36m max )

### Bathroom

welcome to

## Yokes Mews Priory Street, Ware

- PEACEFUL MODERN DEVELOPMENT
- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- LOFT STORAGE SPACE
- LONG LEASE

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2400.00

Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2003.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £260,000



view this property online [williamhbrown.co.uk/Property/WRE106889](http://williamhbrown.co.uk/Property/WRE106889)



Property Ref:  
WRE106889 - 0007

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.

Please note the marker reflects the  
postcode not the actual property

  
william h brown



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