

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

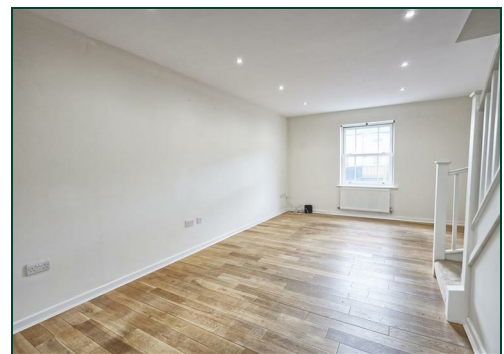
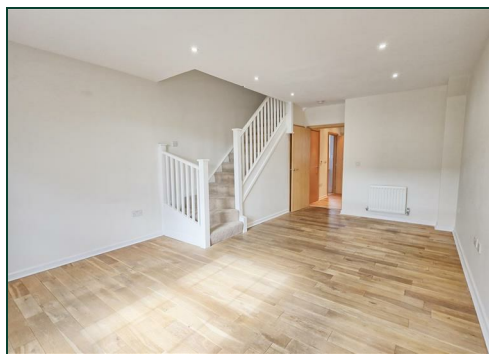
Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



71 Bowsher Court, Ware, SG12 7EB

£280,000

TOWN CENTRE 2 BEDROOM DUPLEX MAISONETTE - CHAIN FREE - Two Double Bedroom Split Level
Maisonette situated in a Gated Development on Bowsher Court in the Heart of Ware. Modern Kitchen, Ground Floor WC, Secure Allocated Parking, Ample Storage & High Ceilings, 106 Year Lease ,Service Charge £2989.25 PA, conveniently situated within Walking Distance to Ware Station & High Street.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

71 Bowsher Court, Ware, SG12 7EB

LOUNGE 20'9" x 12'11" (6.34 x 3.94)



BEDROOM 1 12'10" x 12'4" (3.93 x 3.78)



KITCHEN 10'8" x 6'0" (3.27 x 1.84)



BEDROOM 2 12'10" x 10'7" (3.93 x 3.25)



CLOAKROOM



BATHROOM 6'9" x 5'6" (2.06 x 1.7)



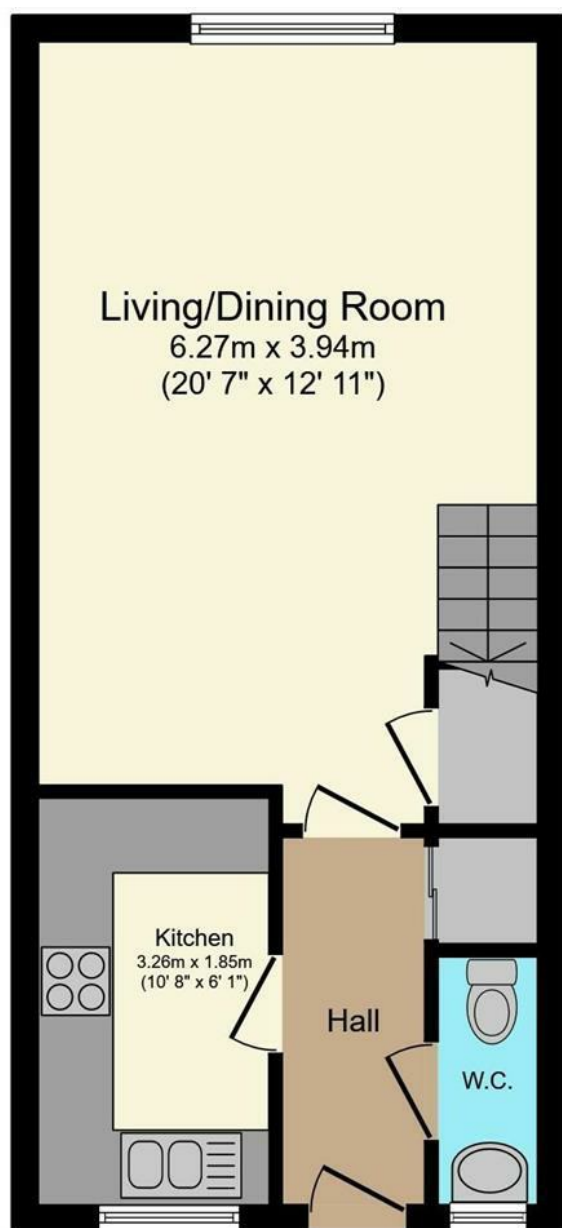
COUNCIL TAX BAND D

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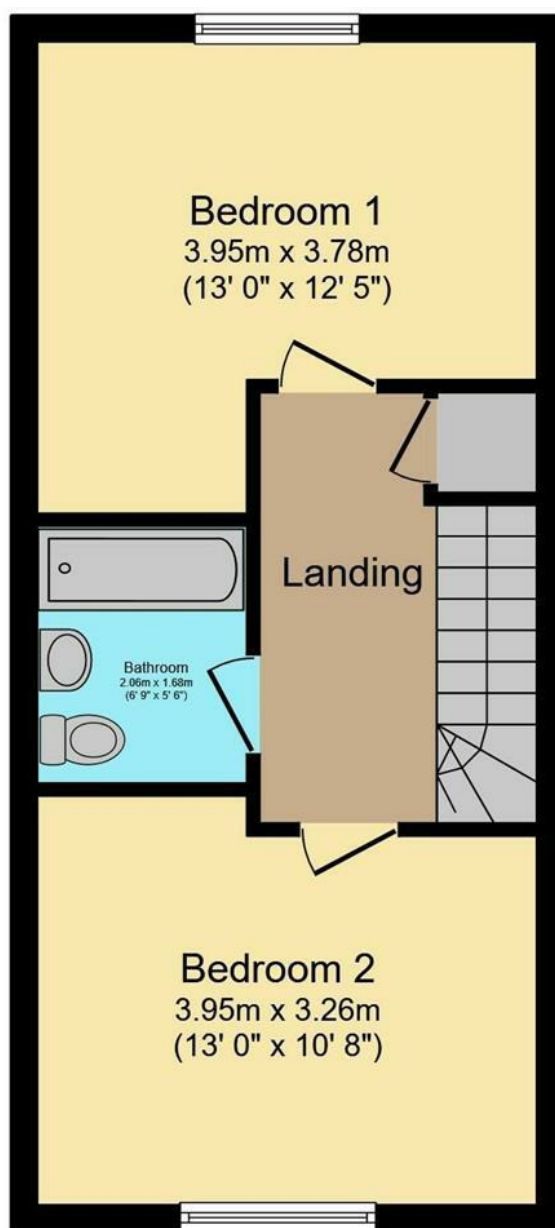


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total floor area 74.5 m² (802 sq.ft.) approx