



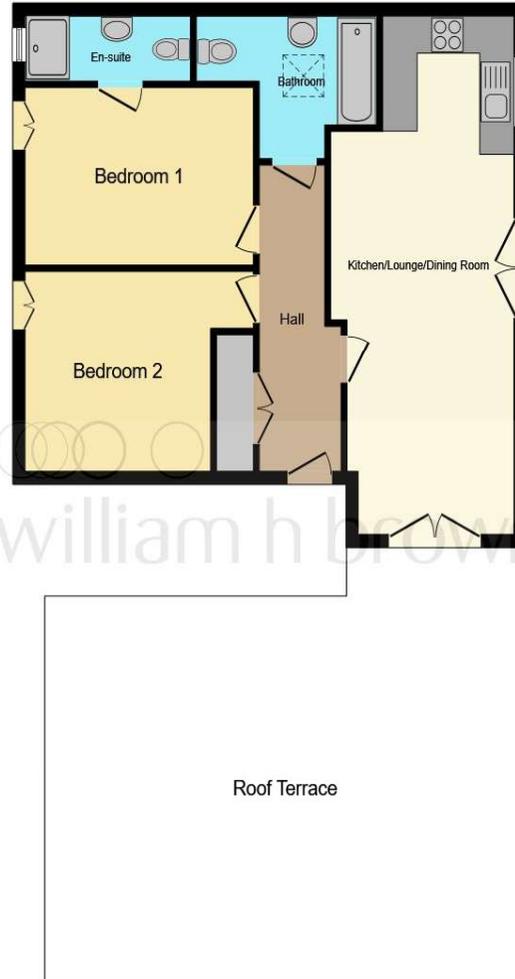
Riverscroft Mansions Trapstyle Road, Ware SG12 0FQ

welcome to

Riverscroft Mansions Trapstyle Road, Ware

Within a modern development of only 17 apartments is this luxury two bedroom, two bathroom penthouse apartment with a private roof terrace ideal for entertaining. Open plan living, gas central heating via radiators and parking for two vehicles. Viewing is highly recommended.





Accommodation Comprises

Communal Entrance Hall

Spacious Entrance Hall

Living/Dining Room/Kitchen

28' 3" x 11' 6" Into Door Recess (8.61m x 3.51m Into Door Recess)

Living/Dining Area

Kitchen

Bedroom One

12' 9" x 9' 3" (3.89m x 2.82m)

En Suite Shower Room

Bedroom Two

12' 9" x 10' 8" (3.89m x 3.25m)

Bathroom

Roof Terrace

Parking

Total floor area 65.9 m² (710 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.focalagent.com

welcome to

Riverscroft Mansions Trapstyle Road, Ware

- RARE LUXURY PENTHOUSE APARTMENT
- PRIVATE ROOF TERRACE WITH SUPERB VIEWS
- OPEN PLAN LIVING/DINING ROOM/FITTED KITCHEN
- TWO BATHROOMS
- GAS CENTRAL HEATING VIA RADIATORS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2600.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107682



Property Ref:
WRE107682 - 0008

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.

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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