

# Jonathan Hunt

ESTATE AGENCY

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**16 Millacres, Ware, Herts, SG12 9PU**

**Offers In Excess Of £200,000**

CHAIN FREE...LEASE 152 Years JONATHAN HUNT are pleased to offer this one double bedroom apartment located close to Ware's town centre and amenities. The accommodation comprises a lounge/diner, Kitchen, Bathroom, gas central heating, double glazed sash windows, gated entrance and allocated parking.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 16 Millacres, Ware, Herts, SG12 9PU

## ENTRANCE HALL



## BATHROOM



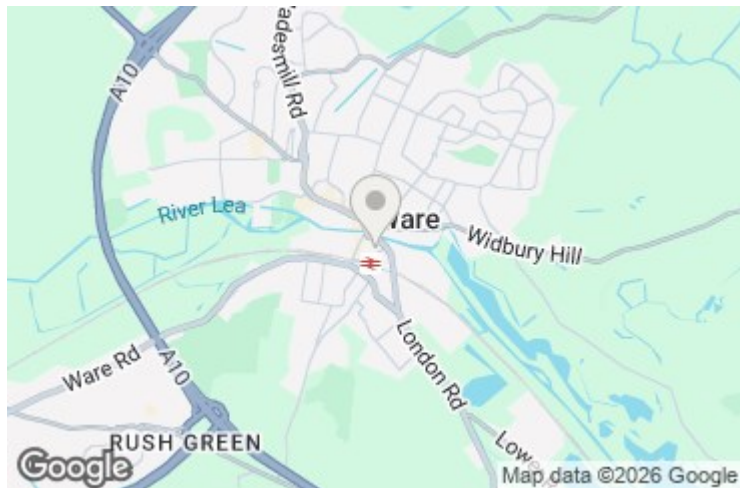
## LIVING ROOM 12'3" x 9'8" (3.73 x 2.95)



## GARDENS AND PARKING



## KITCHEN 9'0" x 7'7" (2.74 x 2.31)



## BEDROOM 12'4" x 7'9" (3.76 x 2.36)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>75</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>78</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



**Total area: approx. 38.9 sq. metres (418.2 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.