

Jonathan Hunt

ESTATE AGENCY

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22 Wickhams Wharf, Viaduct Road, Ware, SG12 9PT

£225,000

JONATHAN HUNT are pleased to offer this one bedroom first floor riverside apartment within one of Ware's most prestigious riverside developments. Benefits include fitted kitchen and bathroom, short walk to Ware BR station and town centre, gas central heating and allocated parking - Long lease and CHAIN FREE

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



BEDROOM 11'5" x 7'10" (3.5 x 2.4)



BATHROOM



LIVING/DINING ROOM 20'0" x 9'2" (6.1 x 2.8)



EXTERIOR



KITCHEN 9'2" x 6'0" (2.8 x 1.83)



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COMMUNAL GARDENS



PARKING



RIVER VIEWS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 48.4 sq. metres (520.9 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.