

# Jonathan Hunt

ESTATE AGENCY

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**24 St Johns Court, Ware, Herts, SG12 7SE**

**Asking Price £250,000**

JONATHAN HUNT are pleased to offer this well presented TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT. Situated within this delightful modern development with communal gardens and park, The property further benefits from LONG LEASE, open-plan living and kitchen, Juliette balcony, and ALLOCATED PARKING. Being sold CHAIN FREE.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 24 St Johns Court, Ware, Herts, SG12 7SE

COMMUNAL ENTRANCE HALL

ENTRANCE HALL 6'9" x 13'9" (2.08 x 4.21)

OPEN PLAN LIVING ROOM/KITCHEN 15'3" x 18'2" (4.66 x 5.55)

MASTER BEDROOM 11'3" x 9'7" (3.44 x 2.93)

BEDROOM TWO 11'3" x 8'7" (3.44 x 2.62)

FAMILY BATHROOM 6'9" x 4'4" (2.08 x 1.34)

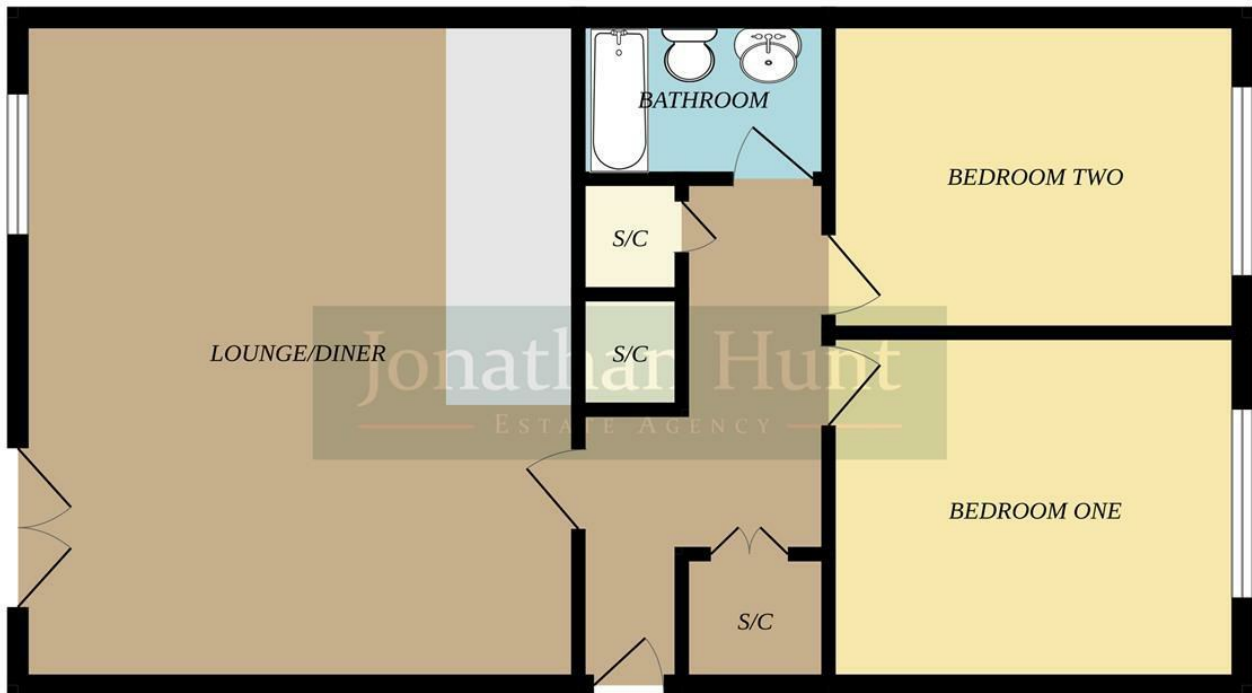
PARKING



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

FIRST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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