



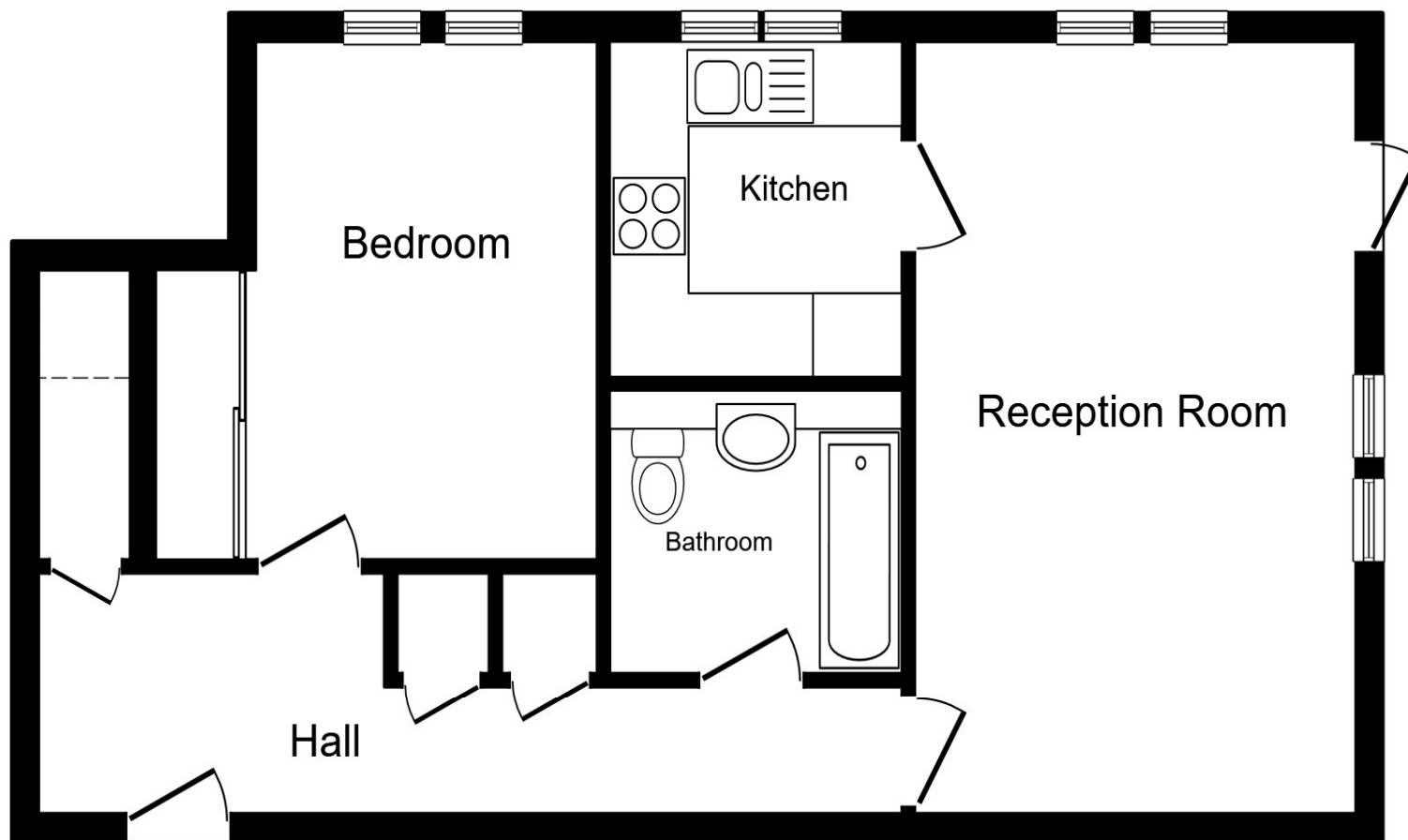
River Street, Ware SG12 7AF

welcome to

River Street, Ware

Offered with NO UPWARD CHAIN and a 260 YEAR LEASE is this rare one-double bedroom ground floor maisonette is perfectly located on River Street, within close proximity to Ware High Street and Ware Railway Station, offering convenient access to local amenities and transportation links. Benefiting from its OWN FRONT DOOR and access to a PRIVATE GARDEN AREA this spacious maisonette must be viewed internally. Accommodation comprises of an entrance hall with storage cupboards, sitting/dining room with access to the PRIVATE GARDEN AREA. A luxury re-fitted kitchen with integrated appliances. Fully tiled bathroom. Double bedroom with fitted wardrobes. Gas central heating via radiators and double glazed windows. Externally there is allocated parking and further visitor's parking. The garden area is enclosed with artificial grass area and a storage unit.





Accommodation Comprises

Entrance Hall

Double Bedroom

12' 2" x 8' 9" To Front of Wardrobes (3.71m x 2.67m To Front of Wardrobes)

Bathroom

Sitting/Dining Room

18' x 11' (5.49m x 3.35m)

Kitchen

7' 10" x 7' 3" (2.39m x 2.21m)

Exterior

Private Garden Area

Allocated Parking

Communal Gardens

Total floor area 52.7 m² (567 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.propertybox.io

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- NO UPWARD CHAIN
- 260 YEAR LEASE
- PRIVATE FRONT DOOR
- ACCESS TO PRIVATE GARDEN AREA
- MODERN BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 872.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 299 years from 01 Jan 1986.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107789



Property Ref:
WRE107789 - 0005

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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