

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

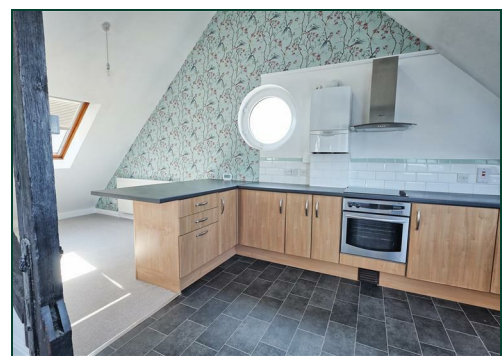
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19, Omega Maltings Star Street, Ware, Hertfordshire, SG12 7AB

£275,000

JONATHAN HUNT are pleased to offer this CHAIN FREE top floor one bedroom apartment location within easy reach of Ware's town centre and Station. This unique loft style property features its own private balcony with river views and a south westerly aspect for afternoon and evening sunshine. Omega Maltings is a private gated development with allocated parking and benefits from a long lease of over 950 years remaining.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY



BEDROOM 16'8" x 8'7" (5.1 x 2.62)



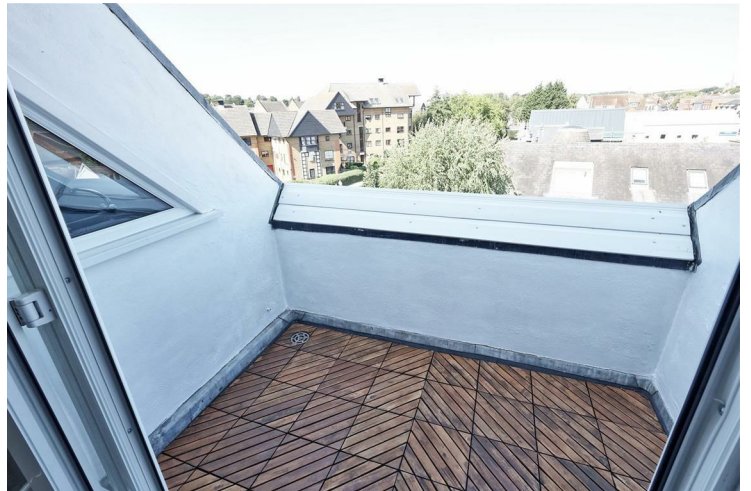
LIVING ROOM 17'0" c 8'7" (5.2 c 2.63)



BATHROOM



PRIVATE BALCONY



KITCHEN/DINING ROOM 23'7" x 8'7" (7.2 x 2.63)



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RIVER VIEWS



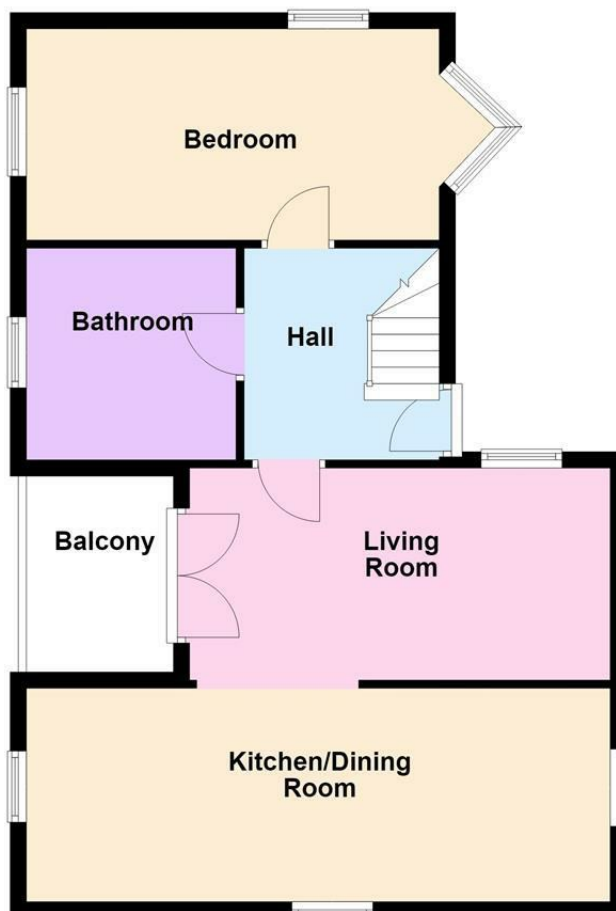
ALLOCATED PARKING



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

Approx. 61.1 sq. metres (657.5 sq. feet)
(excluding Balcony)



Total area: approx. 61.1 sq. metres (657.5 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.