



43 Millers Lane

Ware SG12 8AF

Price £220,000



CHAIN FREE!! KIRBY COLLETTI are delighted to bring to market this superbly presented ONE DOUBLE BEDROOM GROUND FLOOR FLAT with direct access and stunning views to the rear overlooking the Mill Stream. Located within minutes walk to this charming Village High Street , River Lea and St Margaret's Railway Station.

The property features 14'9 LOUNGE, RE FITTED KITCHEN, SHOWER/W.C, SECURITY ENTRY PHONE SYSTEM, UPVC DOUBLE GLAZING and ALLOCATED PARKING.



ACCOMMODATION

Entrance door to :

RECEPTION HALL

Security Entryphone handset. Storage cupboards and airing cupboard

LOUNGE

Rear aspect uPVC double glazed double doors to communal garden and decked seating area, overlooking millstream. Doorway to:

RE FITTED KITCHEN

9'9 x 6'5 (2.97m x 1.96m)

Rear aspect uPVC double glazed window. Range of high gloss wall and base units with worksurfaces over. Electric cooker point. Space for fridge. Plumbing for washing machine.

DOUBLE BEDROOM

12'6 x 8'10 (3.81m x 2.69m)

Front aspect uPVC double glazed window.

SHOWER ROOM/W.C

6'10 x 6'4 (2.08m x 1.93m)

Fully tiled walls. Unit incorporating wash hand basin with cupboards under and toilet with concealed cistern. Wet area with thermostatic shower unit.

OUTSIDE

Allocated parking. Neatly tended lawns with decked area accessed from property overlooking the millstream.

AGENTS NOTES

LEASE: 125 years from 25 March 1990, approx. 89 years remain.

SERVICE CHARGE: Approx. £2000 per annum

GROUND RENT: £170 per annum

COUNCIL TAX: Band C

Road Map



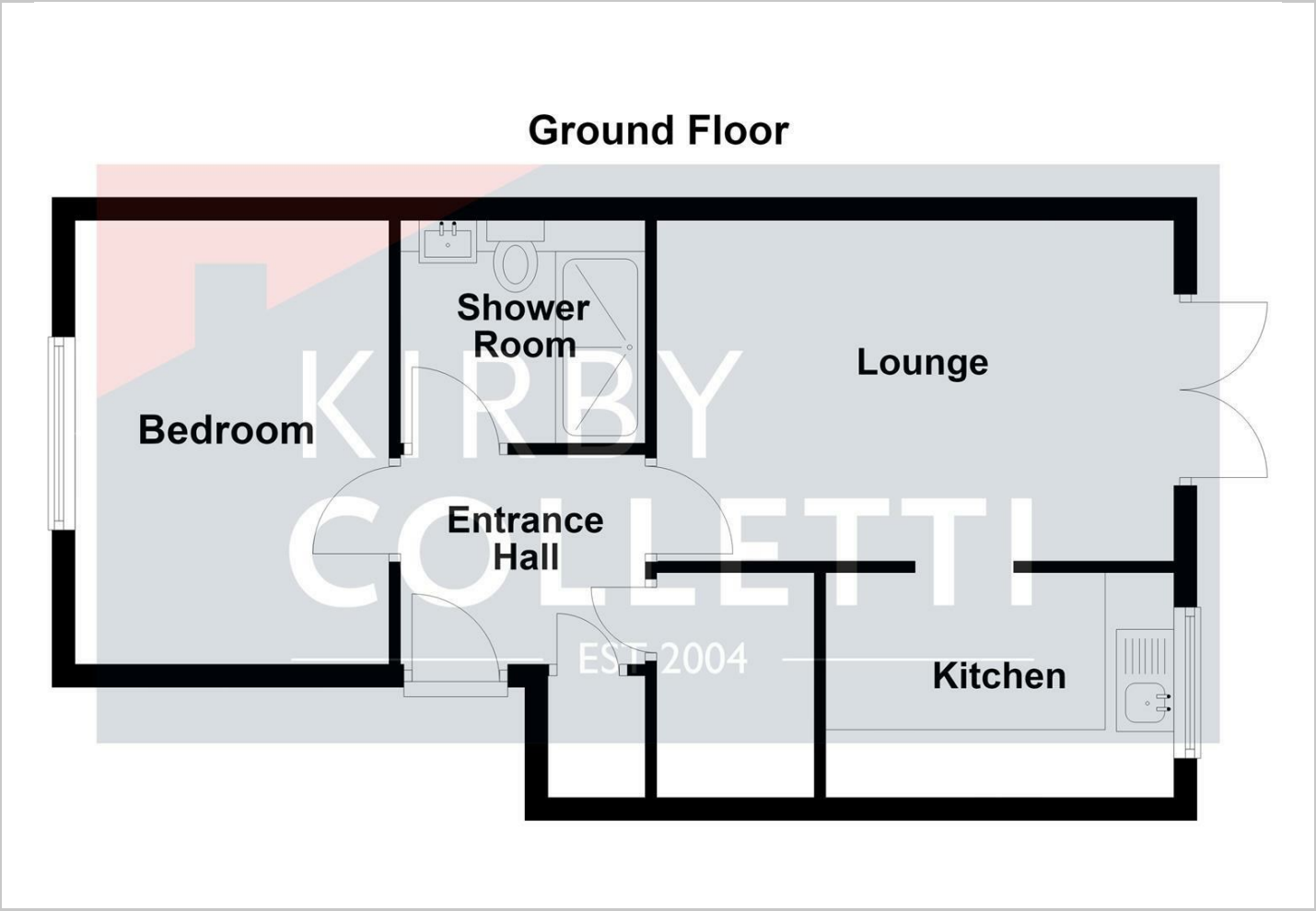
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

