



55 Lygean Avenue, Ware

£175,000 Leasehold

CHAIN-FREE • Landscaped communal gardens • Studio apartment • Riverside development • Bright open-plan living • Modern kitchen • Bathroom with shower • Allocated parking



Accommodation Comprises:

Hallway

Studio Room

14' 4" x 12' 4" (4.36m x 3.75m)

A bright and spacious open-plan living area with large windows allowing for plenty of natural light. The room offers flexible space for both living and sleeping arrangements and includes a built-in wooden wardrobe for convenient storage.

Kitchen

7' 2" x 6' 11" (2.19m x 2.11m)

Modern fitted kitchen with a range of sleek wall and base units, freestanding oven, and practical shelving. Designed to maximise efficiency and usability.

Bathroom

Well-appointed bathroom featuring a bathtub with shower attachment, tiled walls, and a window providing natural light and ventilation.

Agents Notes

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the





Chain free, modern studio in riverside Ware. Open-plan living, built-in storage, sleek kitchen, bright bathroom, parking, and communal gardens. Close to vibrant High Street and local amenities.

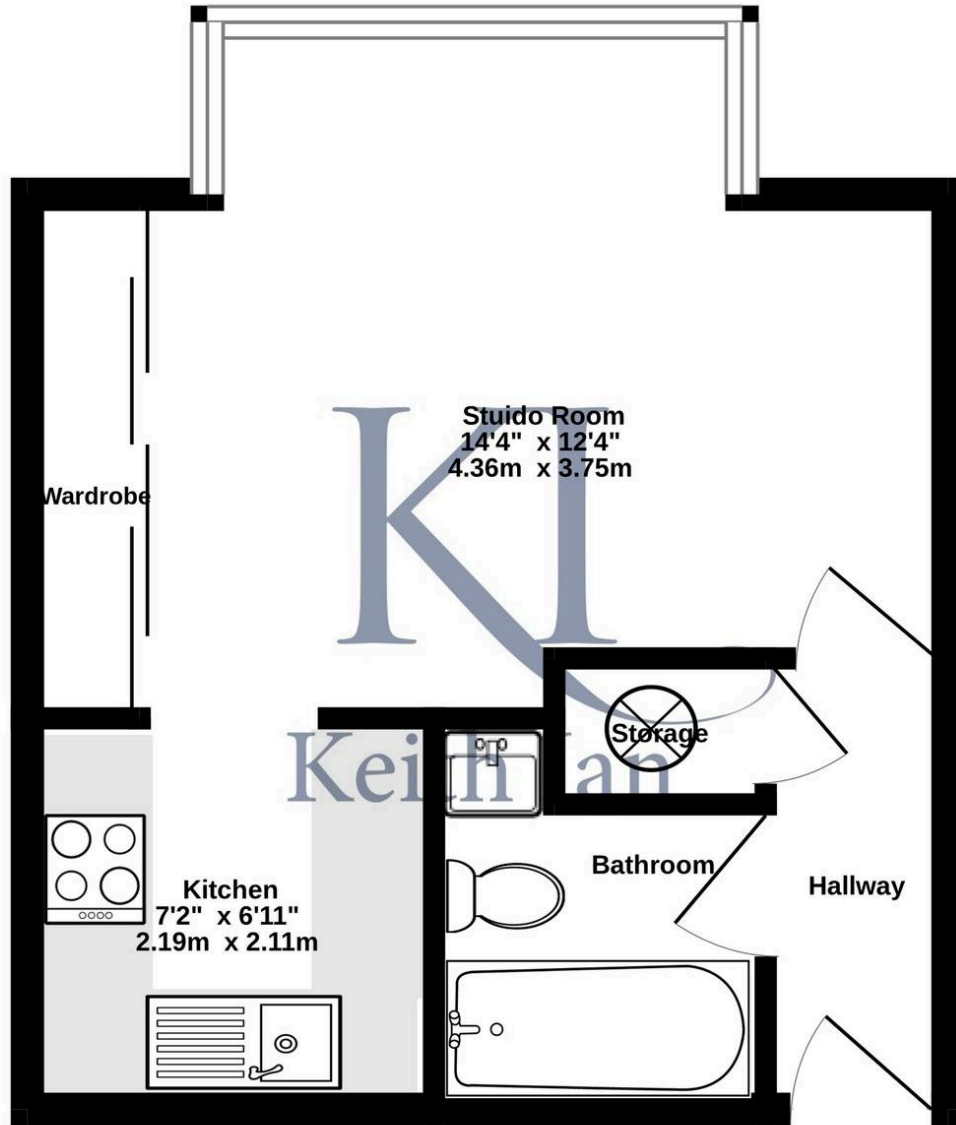
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

First Floor
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 292 sq.ft. (27.2 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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