

# Jonathan Hunt

ESTATE AGENCY

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**74 Broadmeads, Ware, Hertfordshire, SG12 9HX**

**£280,000**

**MUCH IMPROVED 2 DOUBLE BEDROOM FLAT WITH GARAGE CLOSE TO STATION** - This spacious 2 double bedroom 2nd floor flat has undergone many improvements over recent years to include spacious lounge and a new kitchen, and bathroom. Broadmeads straddles the River Lea in in the heart of Ware with well kept communal gardens just a 5 minute walk of both the station and the High Street. LEASE- 996 YEARS. SERVICE CHARGE £1800 PER ANNUM....CHAIN FREE SALE.

ENTRANCE HALLWAY



BEDROOM ONE 12'7" x 9'10" excl wardrobes (3.84 x 3 excl wardrobes)



LIVING ROOM 16'1" x 12'8" (4.92 x 3.87)



BEDROOM TWO 13'1" x 9'2" (4 x 2.8)



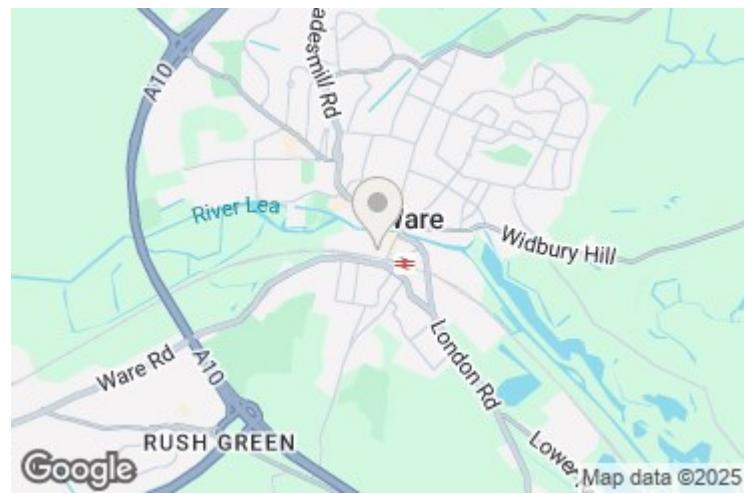
KITCHEN 9'6" x 8'3" (2.9 x 2.54)



BATHROOM



SEPERATE WC



GATED ENTRANCE



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	

GARAGE EN BLOC



COUNCIL TAX BAND C

Approx. 71.3 sq. metres (767.1 sq. feet)



**Total area: approx. 71.3 sq. metres (767.1 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.