

# Jonathan Hunt

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**7 The Carriages, Station Road, Ware, Herts, SG12 9PL**

**£325,000**

JONATHAN HUNT are pleased to offer this CHAIN FREE two double bedroom duplex apartment set within this prestigious conversion. Featuring spacious and open living space including luxury fitted bathroom and kitchen, "Mezzanine" master bedroom with en-suite shower, located just minutes from the Town Centre and BR Station Serving London Liverpool St.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 7 The Carriages, Station Road, Ware, Herts, SG12 9PL

### COMMUNAL ENTRANCE DOOR

### COMMUNAL HALLWAY



### BEDROOM ONE 13'8 x 11'4 (4.17m x 3.45m)



### ENTRANCE HALLWAY

### LOUNGE / DINER 21'11 x 11'8 (6.68m x 3.56m)



### EN-SUITE SHOWER ROOM



### BEDROOM TWO 11'8 x 11'0 (3.56m x 3.35m)



### LUXURY FITTED KITCHEN 12'11 x 6'9 (3.94m x 2.06m)



### BATHROOM 7'8" x 7'0" (2.34 x 2.13)



### FIRST FLOOR LANDING

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PARKING



COUNCIL TAX BAND D

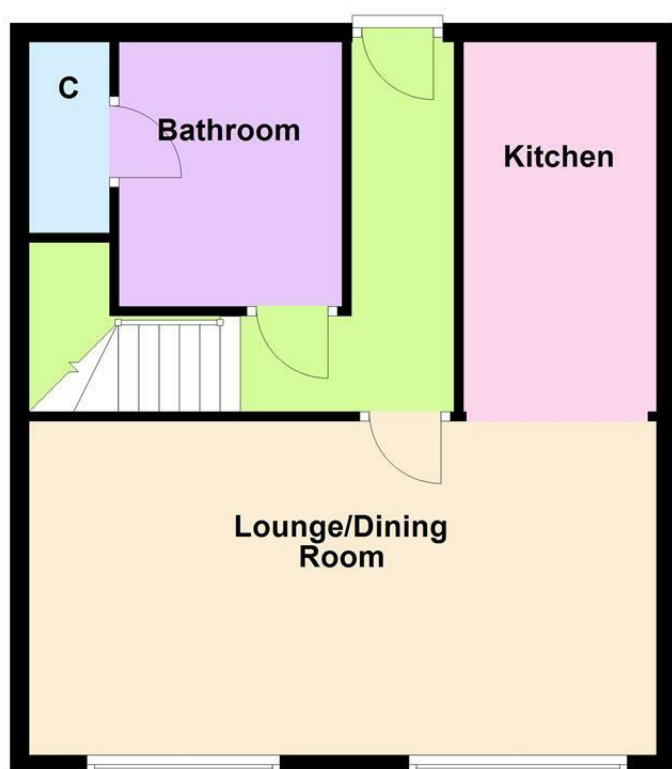


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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	77	78
(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

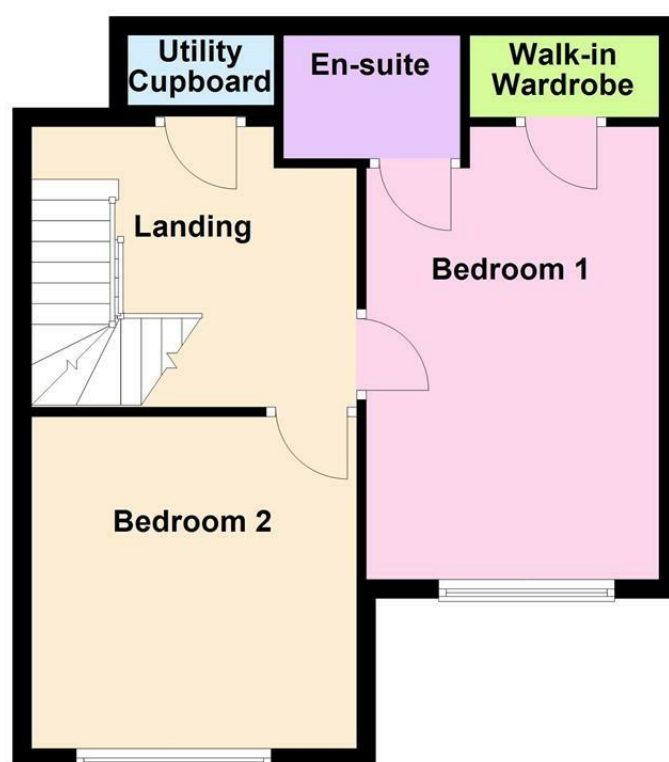
### Ground Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



### First Floor

Approx. 43.4 sq. metres (466.9 sq. feet)



Total area: approx. 93.9 sq. metres (1010.6 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.