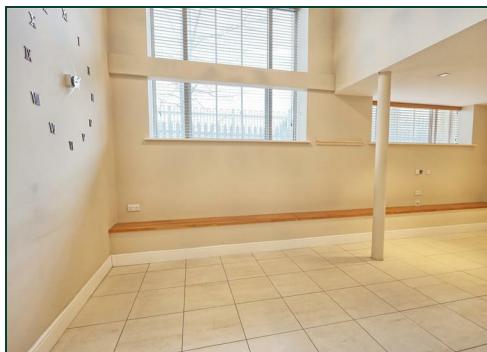


# Jonathan Hunt

ESTATE AGENCY

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8 High Street Buntingford SG9 9AG  
Tel: 01763 272727  
info@jonathan-hunt.co.uk  
www.jonathanhunt.co.uk



**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.

# 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)



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

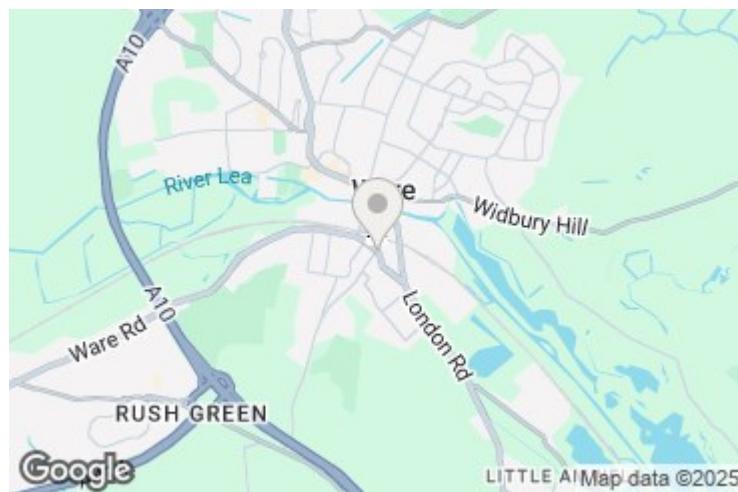


## FIRST FLOOR LANDING

**PARKING**



**COUNCIL TAX BAND D**

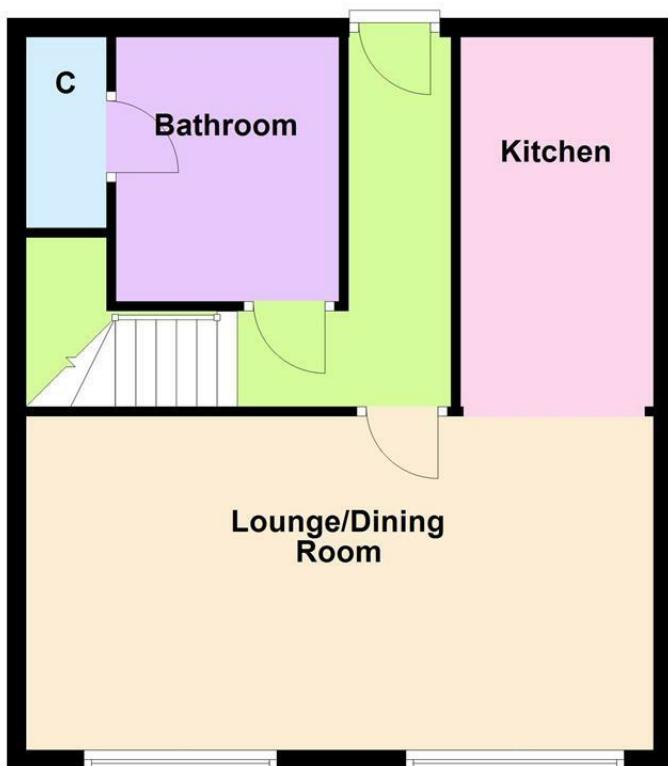


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

## 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.