

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

Tel: 01920 411090

8 High Street Buntingford SG9 9AG

Tel: 01763 272727

info@jonathan-hunt.co.uk

www.jonathanhunt.co.uk



Flat 5 Vine Court Francis Road, Ware, SG12 9GZ

£199,950

CLOSE TO TOWN CENTRE.....JONATHAN HUNT are pleased to offer this IMMACULATE ONE DOUBLE BEDROOM second floor apartment just a short walk from the centre of Ware, with its busy bars and restaurants and Ware Station. The flat offers light and airy accommodation with south and west facing aspects and elevated rooftop views from the living area. Benefits include: a modern fitted kitchen and bathroom, double glazed windows, Allocated under cover parking. SHARE OF FREEHOLD (lease length doesn't apply). Service charge £100 per month. NO ONWARD CHAIN!

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALL

LIVING ROOM 16'11" x 12'0" (5.16 x 3.67)



DOUBLE BEDROOM 12'9" x 9'8" (3.89 x 2.95)



KITCHEN AREA



BATHROOM



DINING AREA



UNDER COVER PARKING



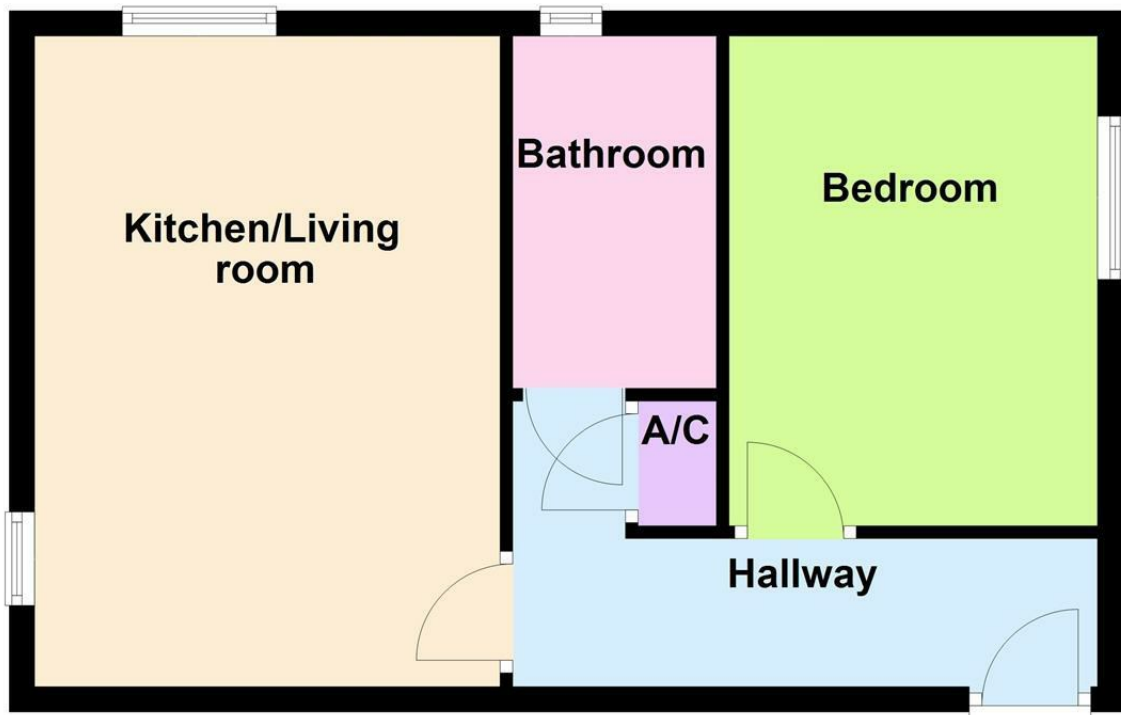
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 65 | 78 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| | | 72 | 71 |
| England & Wales | | EU Directive 2002/91/EC | |

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 43.3 sq. metres (466.1 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.