

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

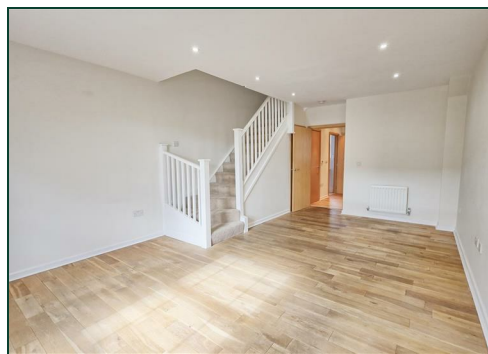
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71 Bowsher Court, Ware, SG12 7EB

£270,000

TOWN CENTRE 2 BEDROOM DUPLEX MAISONETTE - CHAIN FREE - Two Double Bedroom Split Level
Maisonette situated in a Gated Development on Bowsher Court in the Heart of Ware. Modern Kitchen, Ground Floor WC, Secure Allocated Parking, Ample Storage & High Ceilings, 106 Year Lease, Service Charge £2989.25 PA, conveniently situated within Walking Distance to Ware Station & High Street.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

71 Bowsher Court, Ware, SG12 7EB

LOUNGE 20'9" x 12'11" (6.34 x 3.94)



BEDROOM 1 12'10" x 12'4" (3.93 x 3.78)



KITCHEN 10'8" x 6'0" (3.27 x 1.84)



BEDROOM 2 12'10" x 10'7" (3.93 x 3.25)



CLOAKROOM



BATHROOM 6'9" x 5'6" (2.06 x 1.7)



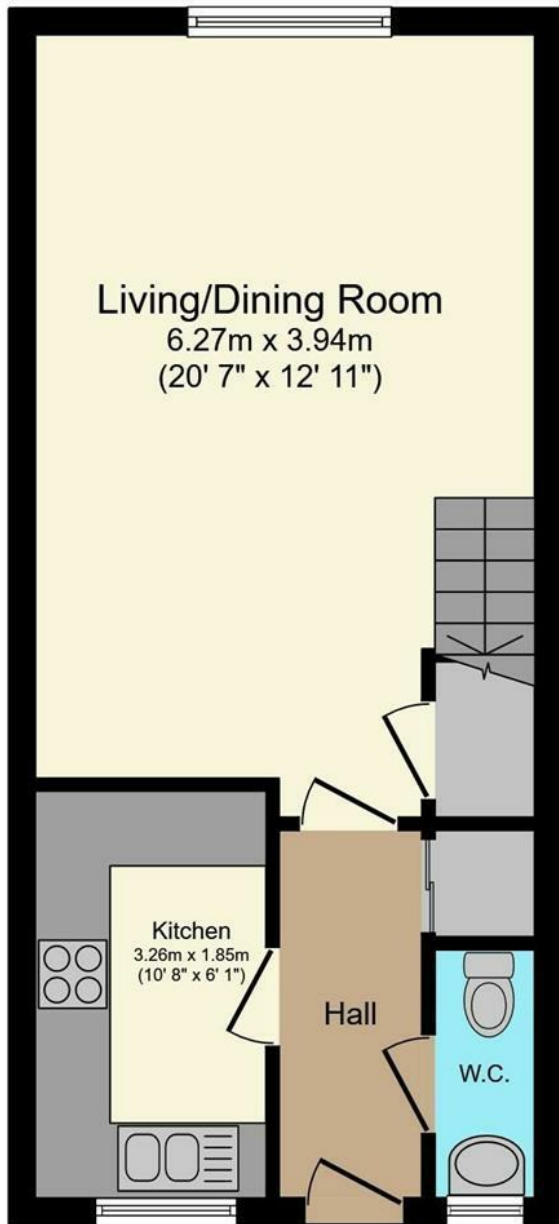
COUNCIL TAX BAND D

71 Bowsher Court, Ware, SG12 7EB



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	78	80

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			
England & Wales	EU Directive 2002/91/EC	79	80



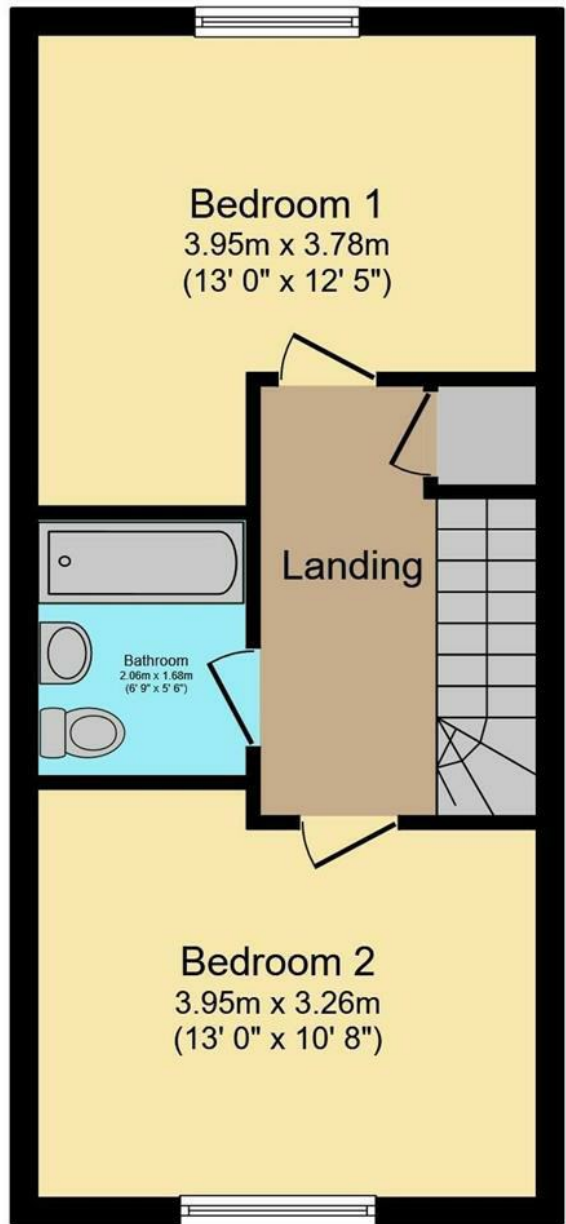
Living/Dining Room
6.27m x 3.94m
(20' 7" x 12' 11")

Kitchen
3.26m x 1.85m
(10' 8" x 6' 1")

Hall

W.C.

Ground Floor



Bedroom 1
3.95m x 3.78m
(13' 0" x 12' 5")

Landing

Bathroom
2.06m x 1.68m
(6' 9" x 5' 6")

Bedroom 2
3.95m x 3.26m
(13' 0" x 10' 8")

First Floor

Total floor area 74.5 m² (802 sq.ft.) approx