

# Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

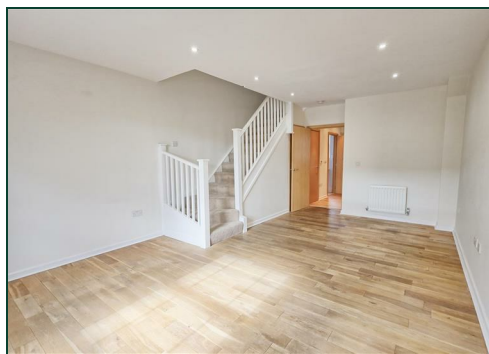
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**71 Bowsher Court, Ware, SG12 7EB**

**£280,000**

**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)**



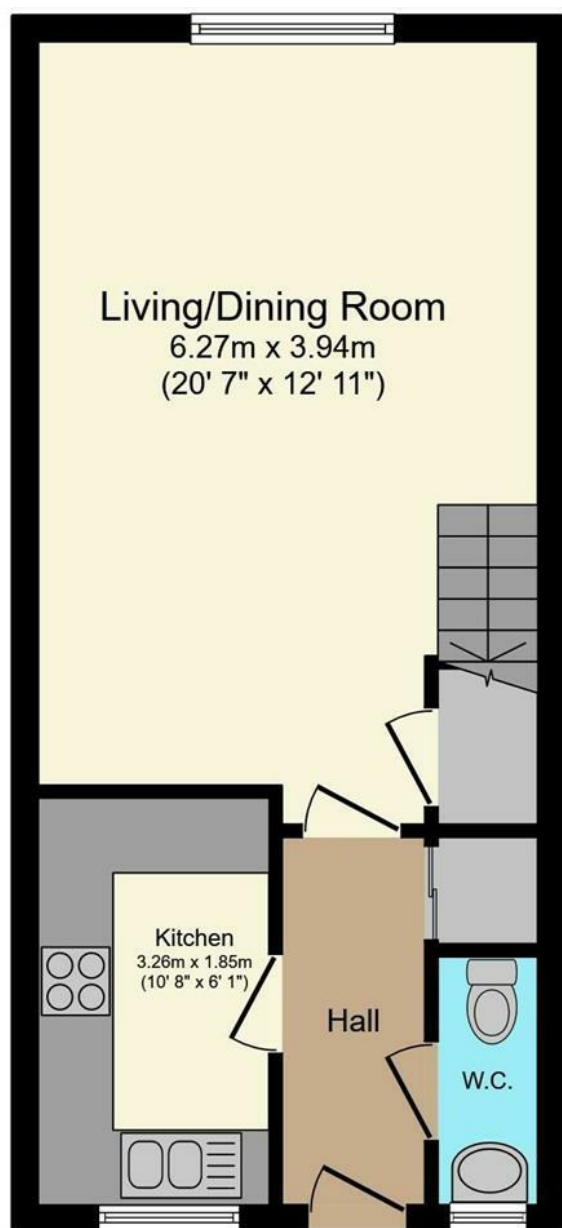
**COUNCIL TAX BAND D**

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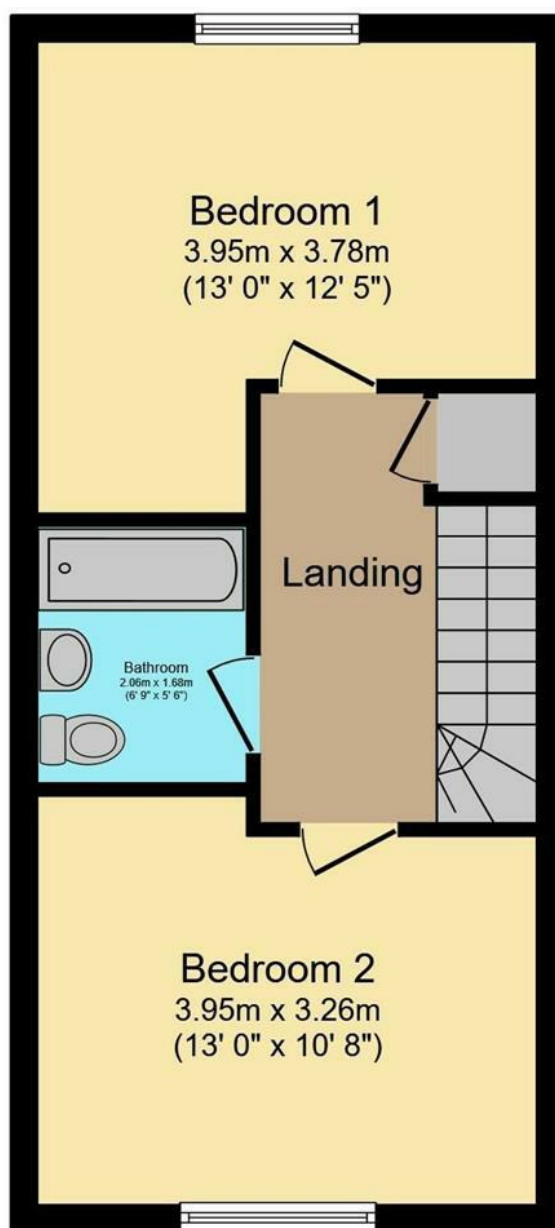


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Total floor area 74.5 m<sup>2</sup> (802 sq.ft.) approx