



£190,000

Kestrel Court, Ware

Keith Ian

KI



## Kestrel Court, Ware, SG12 0XQ

**\*\*\* CASH BUYERS ONLY \*\*\*** Keith Ian are pleased to offer for sale this two bedroom GROUND FLOOR apartment with spacious accommodation. The property is in need of modernisation, however is located on the popular Vicarage development which is on the outskirts of the town centre which offers great amenities and train station. The property offers a great investment opportunity and could be an ideal buy to let. A great benefit of this sale is the property is offered CHAIN FREE.

Ware is located 24 miles north of central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The house is just a few hundred yards from the River Lee, which runs through the town centre with its famous Gazebos, and offers scenic walks towards Hertford to the west and Broxbourne to the south. It is also in the catchment area for both St Catherine's primary school, and Chauncy secondary.

The mainline station is located approximately 1.2 mile from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

**ACCOMMODATION COMPRISES:**

**ENTRANCE HALLWAY**

**LOUNGE**

15'7 x 10'1 (4.75m x 3.07m)

**KITCHEN**

11'1 x 6'7 (3.38m x 2.01m)

**BEDROOM ONE**

12'7 x 9'10 (3.84m x 3.00m)

**BEDROOM TWO**

10 x 9'10 (3.05m x 3.00m)

**BATHROOM**

**COUNCIL TAX**

Band C

Annual Charge £1,946.54 2023/24 approx

**WHAT3WORDS**

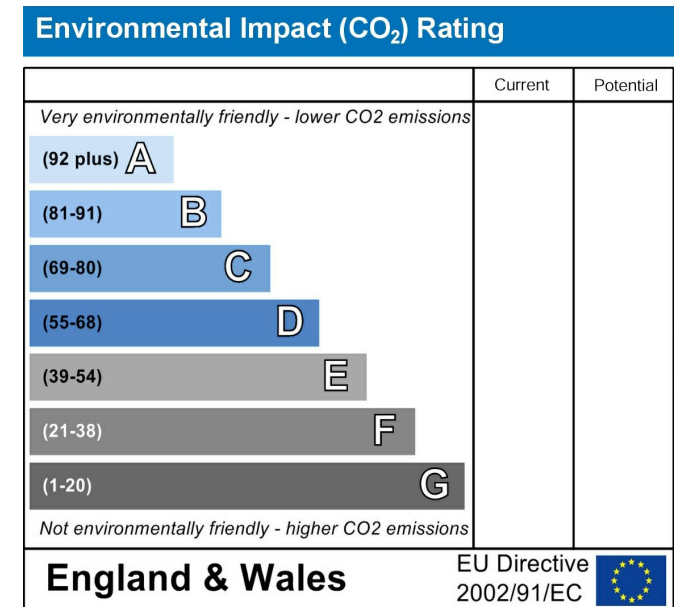
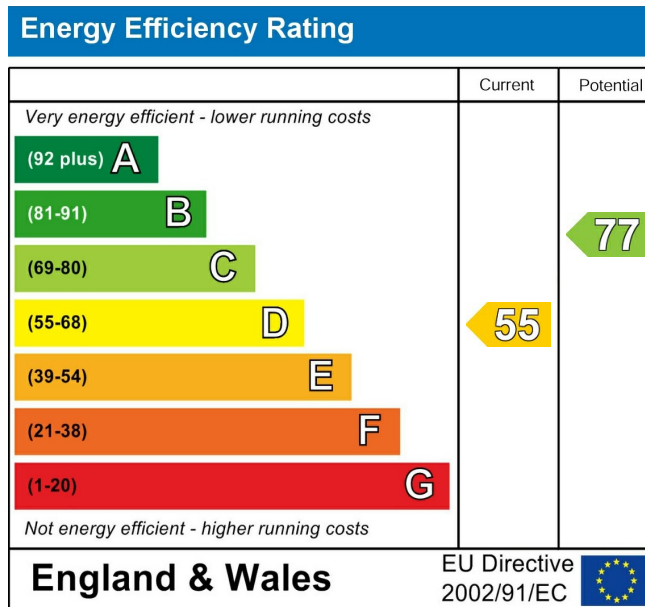
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**LEASEHOLD INFORMATION**

Length of lease - 55 years remaining

Service charge - £900pa

Ground Rent - £40pa



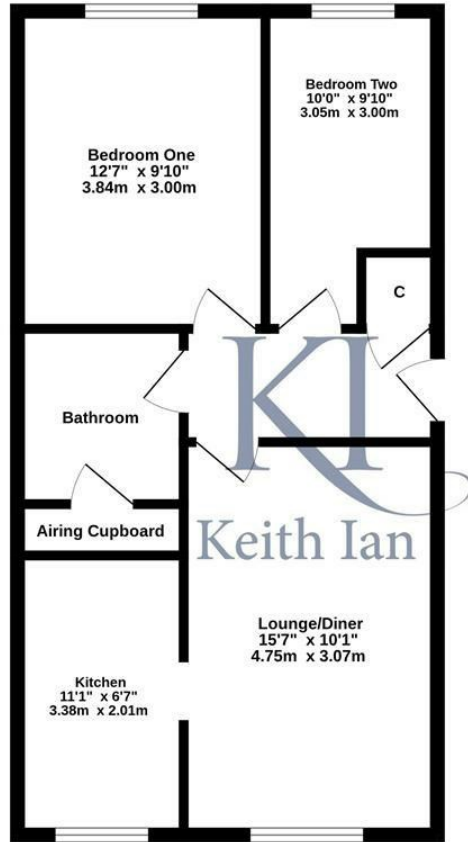
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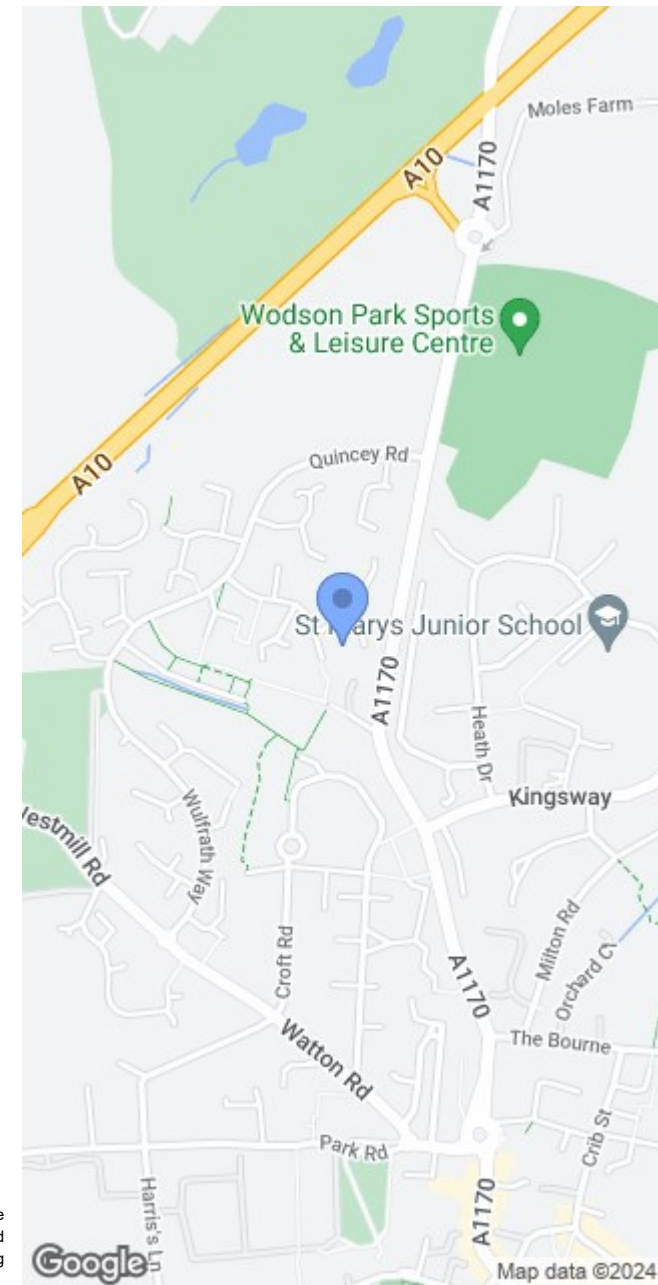
Ground Floor  
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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