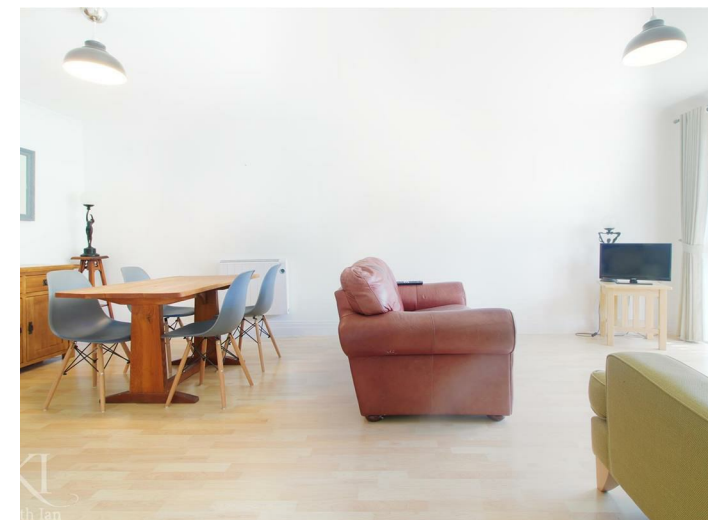




○.I.E.○ £315,000

Sutton Court, Ware





## **Sutton Court, Ware, SG12 9FH**

*Keith Ian are pleased to offer this CHAIN FREE two bedroom 2nd floor riverside apartment, just moments from Ware's town centre and local rail network (London Liverpool Street). The property has a recently re-fitted modern kitchen with a fridge/freezer and washer/dryer included with view overlooking well tended communal gardens which adjoin the River Lea Navigation and towpath which provides access to extensive walks to Ware and Hertford or along the Lea Valley towards London. The main bedroom benefits from fitted double wardrobes and an en-suite shower room. The lounge is bright and spacious and has a balcony overlooking the communal gardens which benefits from a lovely sunny aspect for most of the day. The property also benefits from updated programmable electric heating in the lounge and hallway, 2 carpeted bedrooms, and allocated parking.*

*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 River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.*

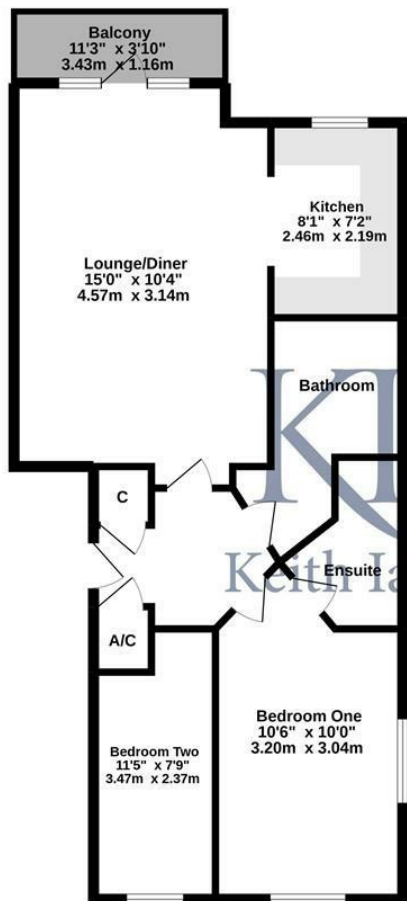
*The mainline station is located approximately 0.3 miles from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.*











**Entrance Hall**

**Lounge / Diner**

20'4 x 13'8

**Kitchen**

10'4 x 7

**Bedroom One**

14'4 x 10

**Ensuite**

**Bedroom Two**

14'4 x 6'6

**Bathroom**

**Communal Gardens**

**Allocated Parking Space**

**what3words**

///froth.medium.couches

**Council Tax**

Band D

£2,087.07 2022/23 charges

**Leasehold Information**

Lease Remaining 102 years approx

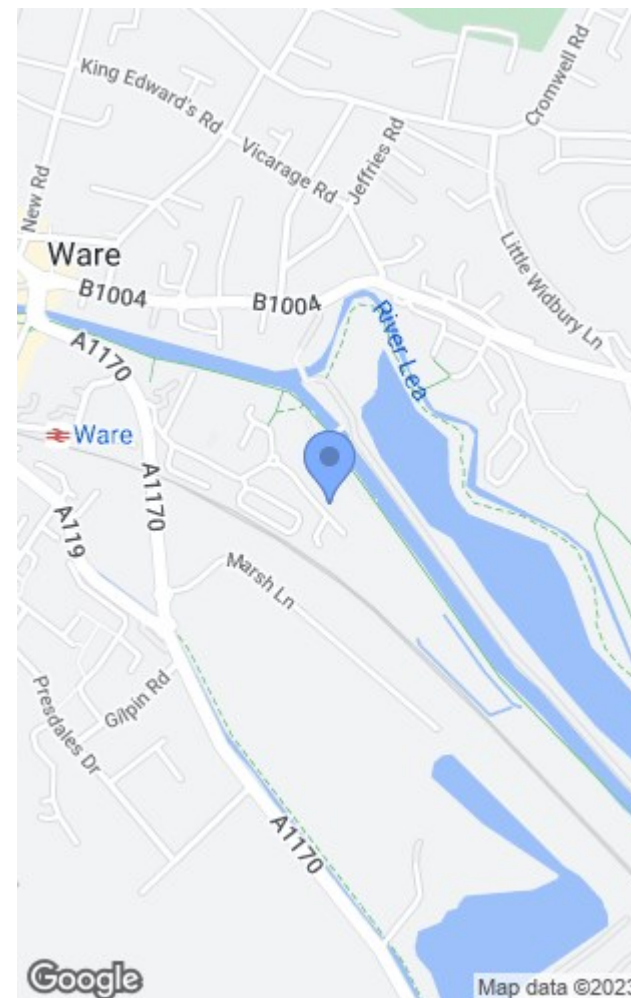
Service Charge £181 per month approx

Ground Rent £125 per annum approx

Information been provided via the vendor, please check prior to completion with your solicitor.

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/fitings 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 check.



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	

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Managing Director Ian F. Robertson

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