



£215,000

West Street, Ware

KI

West Street, Ware, SG12 9EE

Located in the centre of Ware's High Street, Keith Ian are delighted to bring to market this top floor one bedroom apartment. Benefitting from a large lounge/diner with vaulted ceilings and character features, kitchen with integrated appliances, large double bedroom and a modern fitted three piece bathroom suite. Other benefits include a lease in excess of 900 years, peppercorn ground rent and small service charge.

Ware is a charming town in Hertfordshire. Living near Ware's bustling High Street provides residents with a wealth of benefits. Here, you'll find a delightful mix of independent shops, boutiques, and local businesses, offering a unique shopping experience. From quaint cafes and cosy pubs to restaurants serving a variety of cuisines, the High Street is a haven for food enthusiasts. The vibrant market, held regularly, showcases local produce and artisanal goods. Additionally, the High Street hosts community events, festivals, and cultural celebrations throughout the year, fostering a strong sense of community spirit. Ware mainline Station is only a few moments away with trains into London.

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

LOUNGE/DINER

16'2 x 11'9 (4.93m x 3.58m)

KITCHEN

7'3 x 6'3 (2.21m x 1.91m)

BEDROOM

16'2 x 11'3 (4.93m x 3.43m)

BATHROOM

COUNCIL TAX

Band B

Annual Charge £1,703.21 2023/24

WHAT3WORDS

///spell.trace.garage

LEASEHOLD INFORMATION

Lease Length - 979

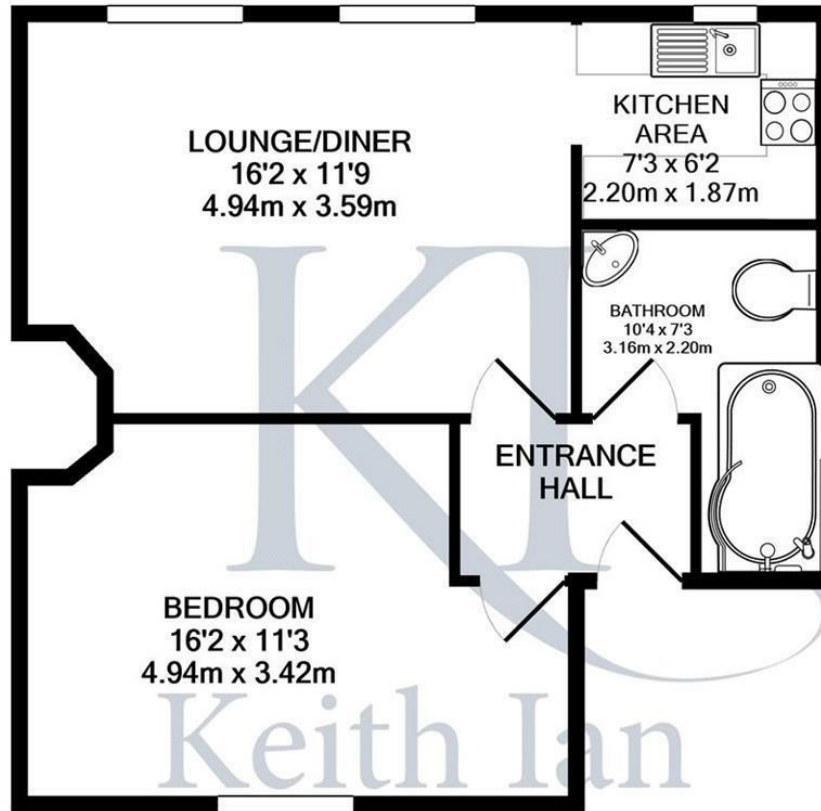
No Service Charge but a contribution to Building Insurance at £430 per annum plus communal carpet cost every 7 years.

Ground Rent - Peppercorn









TOTAL APPROX. FLOOR AREA 482 SQ.FT. (44.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020

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.



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		63	65
	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			
England & Wales			
	EU Directive 2002/91/EC		

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson

Keith Ian Ltd trading as Keith Ian Partnership. Registered in England. No. 4700202