



£175,000

Lygean Avenue, Ware

KI



## **Lygean Avenue, Ware, SG12 7AR**

**CURRENTLY LET AND WILL BE AVAILABLE TO VIEW IN 2024! REGISTER YOUR INTEREST TODAY!!**

*This excellent studio flat located in the riverside development of Lygean Avenue, close to town centre, Ware's train station and various other local amenities. the property also benefits from an extended lease and low service charge. The property benefits from allocated parking and casual visitor 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.*

*Within walking distance is the historic town centre which 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 HALLWAY**

#### **STUDIO ROOM**

16'9" x 9'7" (5.11 x 2.92)

#### **KITCHEN**

7'2" x 7'1" (2.18 x 2.16)

#### **BATHROOM**

#### **EXTERIOR**

#### **COUNCIL TAX**

Band A

£1391.38 for 2022/23

#### **WHAT3WORDS**

///fame.gentle.skins

#### **LEASEHOLD INFORMATION**

Lease Length - 153 years

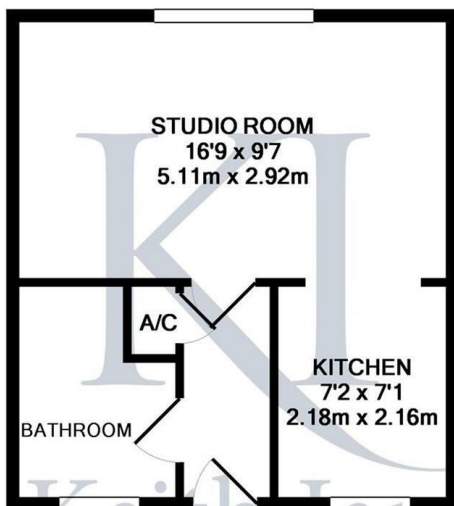
Service Charge - £1069 per annum











TOTAL APPROX. FLOOR AREA 302 SQ.FT. (28.1 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  
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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 CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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