



KI Keith Ian

Church Field, Ware, SG12 0EP
Asking Price £225,000

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Keith Ian are delighter to offer this CHAIN FREE one bedroom FIRST FLOOR maisonette situated at the end of a quiet cul-de-sac on the outskirts of Ware Town Centre. Comprising a double bedroom with build in wardrobes, lounge/diner, kitchen and three piece white bathroom suite and an allocated off street parking space. In addition there is no service charge, peppercorn ground rent and a lease in excess of 145 years remaining.

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 1.3 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.

LEASEHOLD INFORMATION

Lease Length - 148 yrs remaining approx

Service Charge - NA

Ground Rent - peppercorn

Buildings Insurance - £396.79 approx

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

ENTRANCE LOBBY

LOUNGE/DINER

16'6 x 12'1 (5.03m x 3.68m)

KITCHEN

13'7 x 5'8 (4.14m x 1.73m)

BEDROOM ONE

12'4 x 9'4 (3.76m x 2.84m)

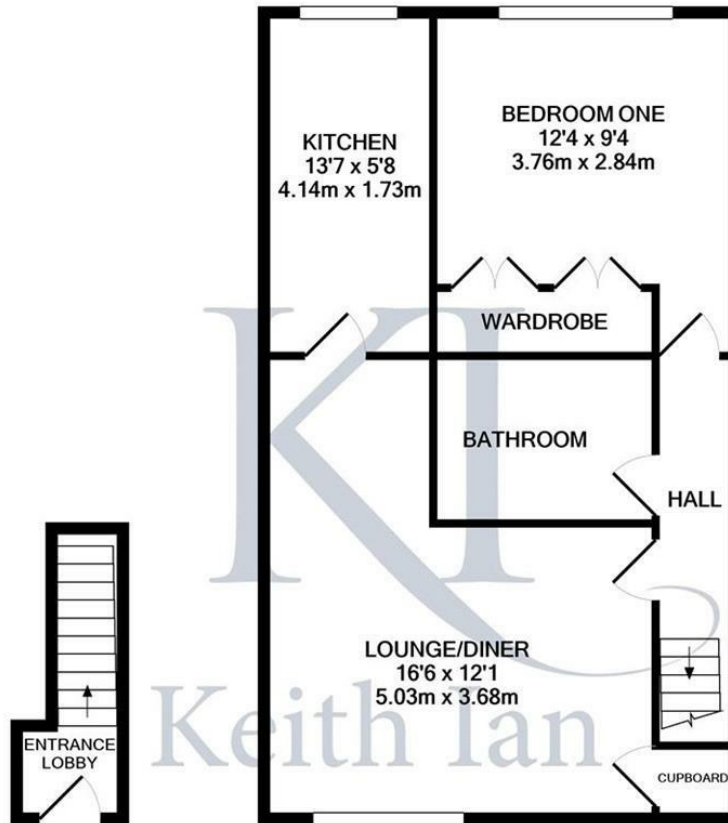
BATHROOM

WHAT3WORDS

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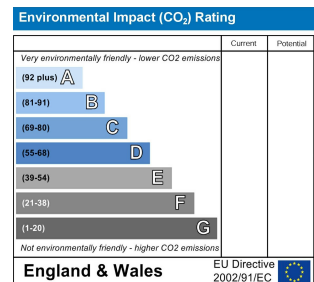
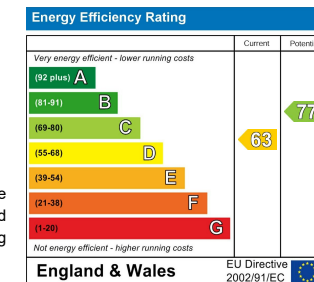
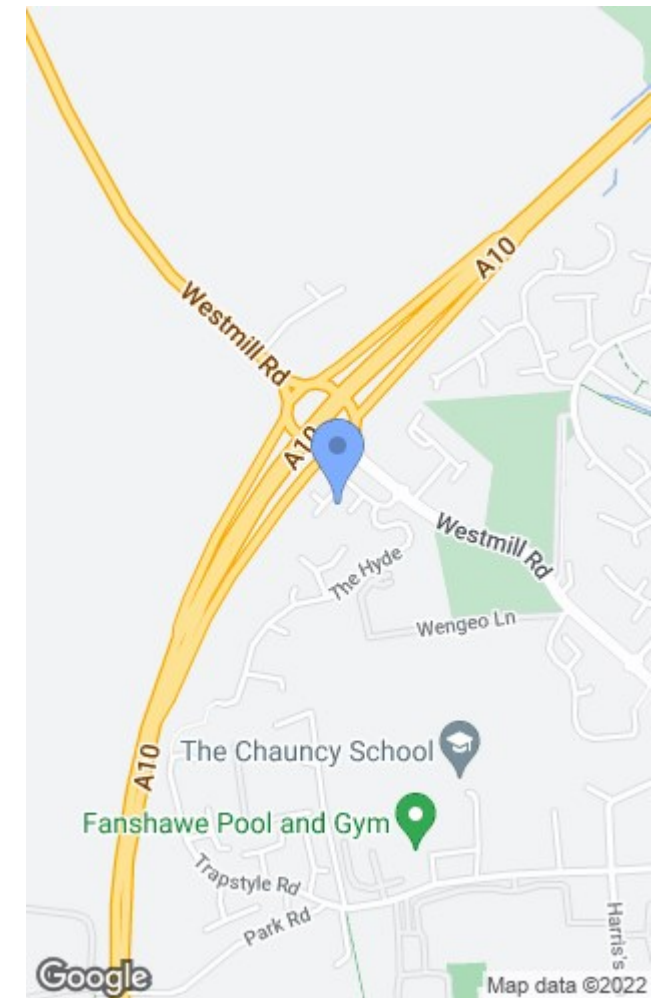
GROUND FLOOR
APPROX. FLOOR
AREA 37 SQ.FT.
(3.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 594 SQ.FT.
(55.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 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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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.



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



Offices at Cheshunt Ware and Buntingford

Managing Director Ian F. Robertson

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