



£260,000

Lygean Avenue, Ware

KI

Lygean Avenue, Ware, SG12 7AR

Keith Ian are pleased to offer this modern two bedroom second floor apartment situated within this popular Riverside Development. The apartment benefits from an EXTENDED LEASE, open plan kitchen family room, refitted bathroom, double glazing, pleasant elevated views and private allocated carport!

Ware is a charming town which offers an exceptional living experience with its proximity to the High Street. 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 cozy pubs to restaurants serving a variety of cuisines, the High Street is a haven for food enthusiasts. Additionally, the High Street hosts community events, festivals, and cultural celebrations throughout the year, fostering a strong sense of community spirit. Living near Ware's High Street ensures convenience, a vibrant social scene, and a charming ambiance right at your doorstep.

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE/DINER

19'6 x 13' max points (5.94m x 3.96m max points)

KITCHEN AREA

BEDROOM ONE

12'4 x 8' (3.76m x 2.44m)

BEDROOM TWO

10'3 x 8' (3.12m x 2.44m)

BATHROOM

BATHROOM

LEASEHOLD INFORMATION

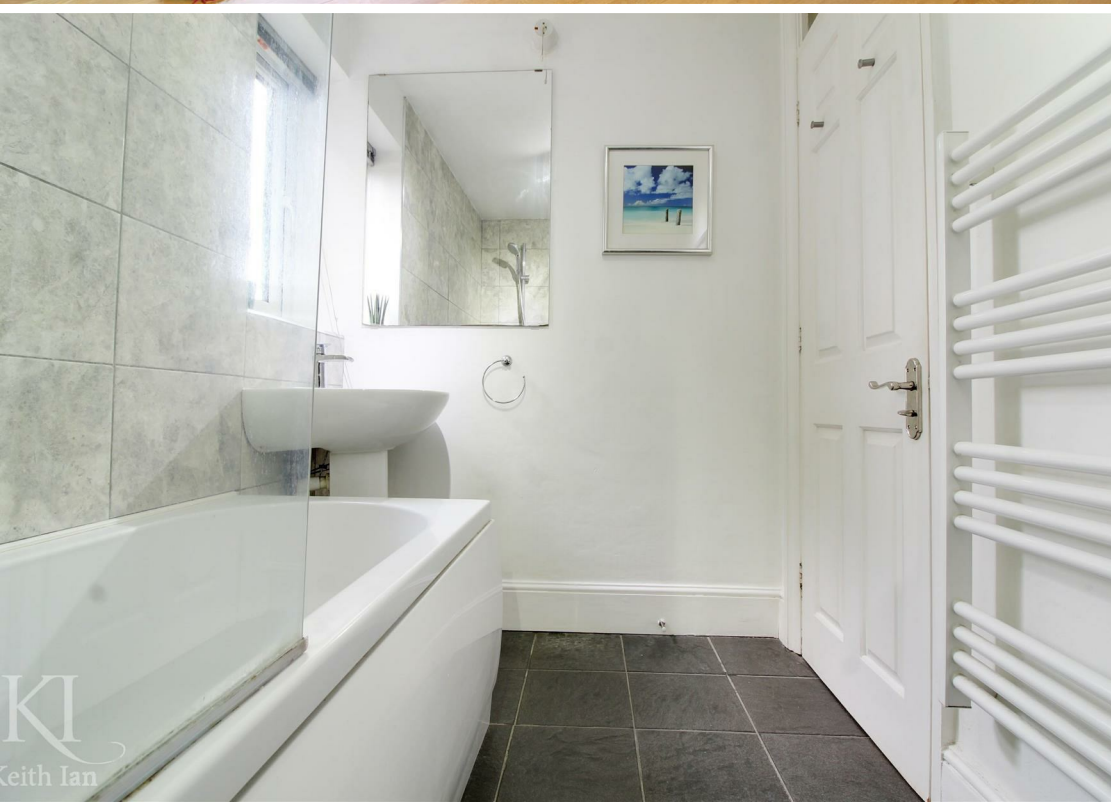
Lease Remaining 151 years

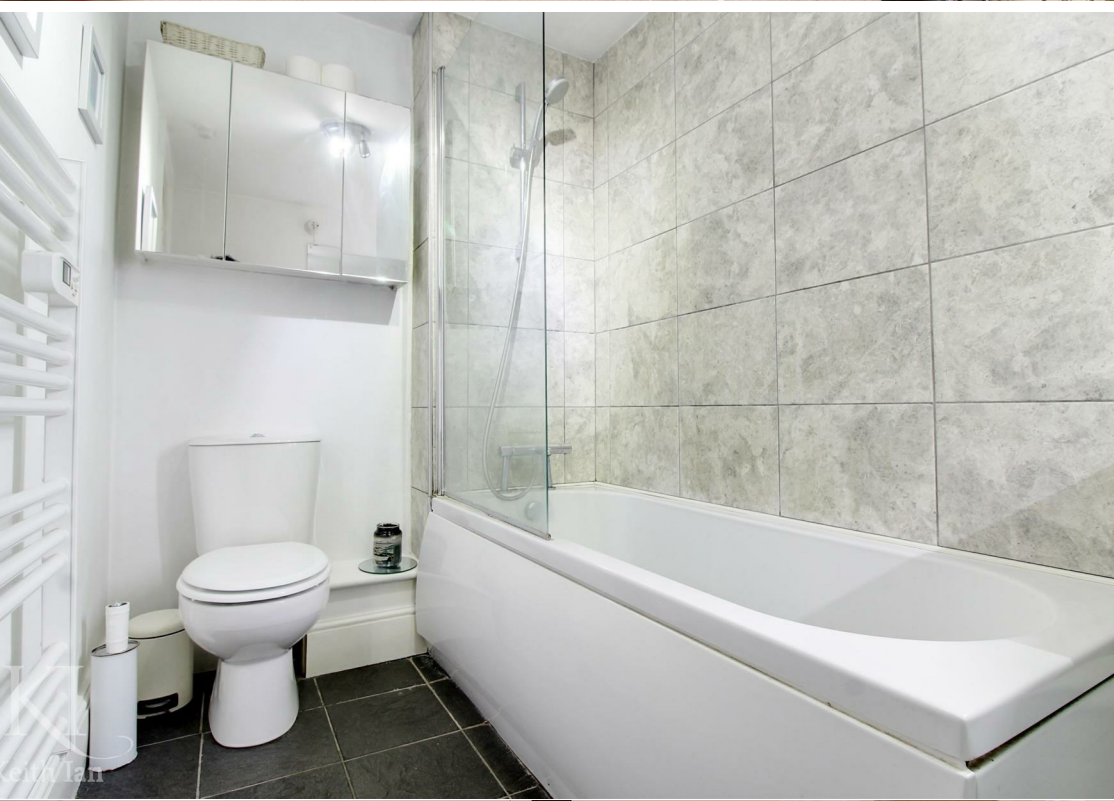
Service Charge £1400 per annum

Ground Rent £0

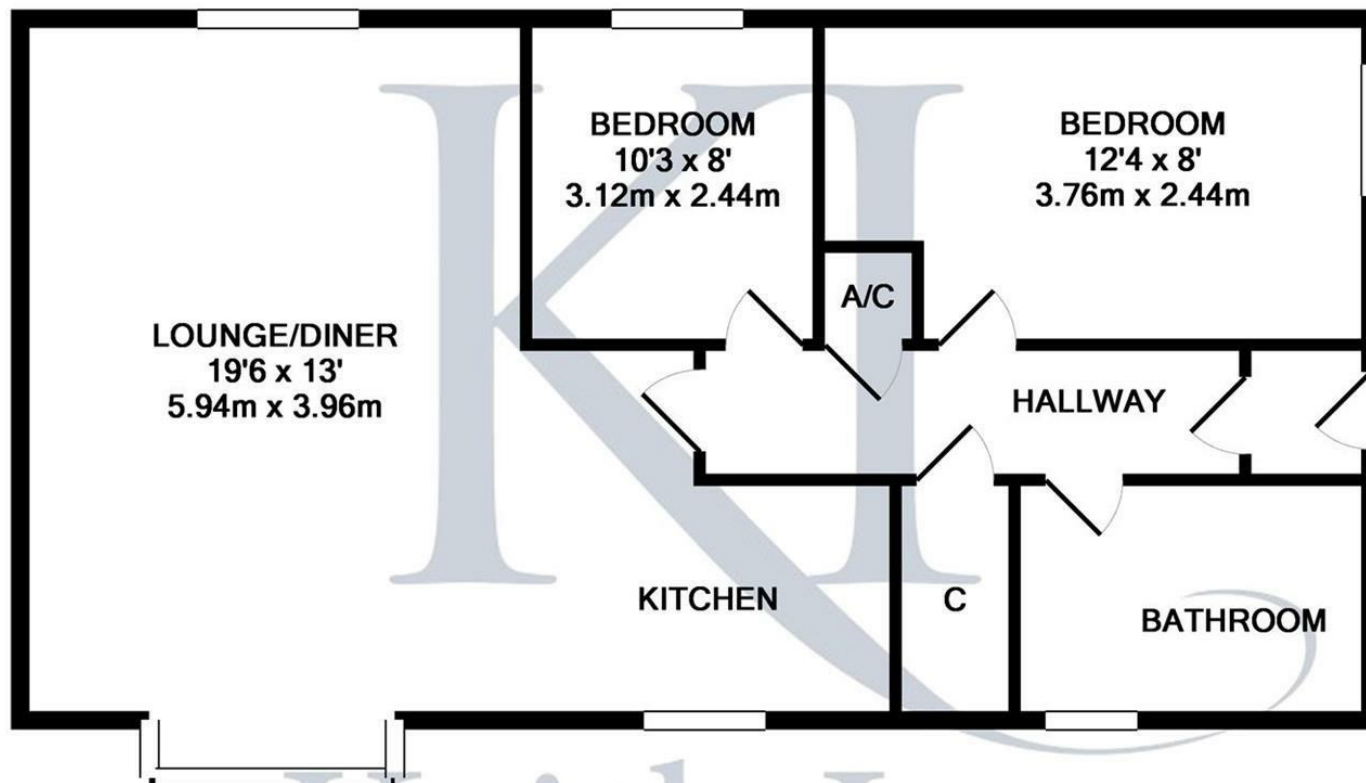
WHAT3WORDS

///finest.regard.half





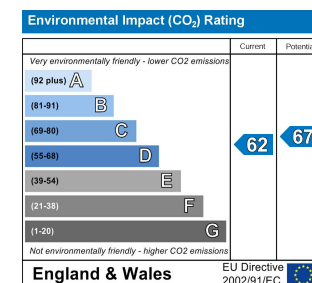
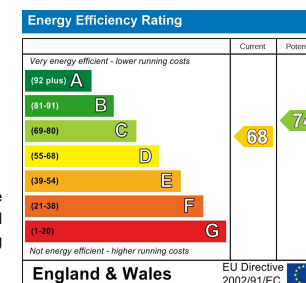
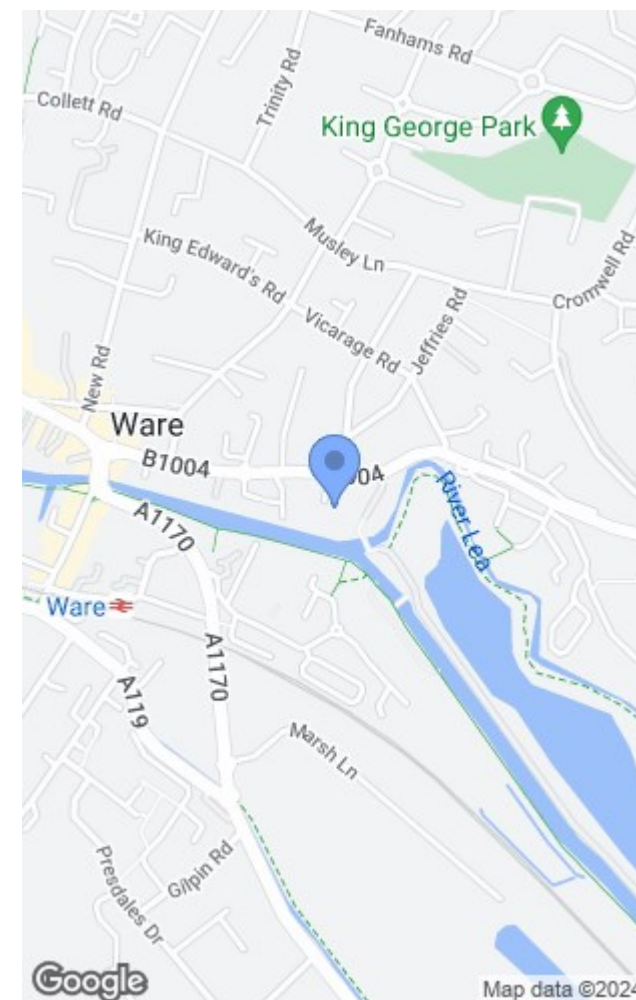




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



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