



£325,000

Parnel Road, Ware



Parnel Road, Ware, SG12 7LG

Keith Ian are pleased to offer for sale this beautifully presented 2 bedroom GROUND FLOOR maisonette with front and private rear gardens. The property benefits from an EXTENDED 215 YEAR LEASE and Low ground rent/ service charges. There is a good size lounge/ diner, contemporary shaker style kitchen and modern bathroom. Other benefits are plenty of storage, gas central heating and double glazing throughout. Early viewing is recommended.

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 1.1 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.

ACCOMMODATION COMPRISING

ENTRANCE HALLWAY

LOUNGE/ DINER

14'8 x 11'8 (4.47m x 3.56m)

KITCHEN

9'2 x 9 (2.79m x 2.74m)

BEDROOM ONE

12'3 x 10'10 (3.73m x 3.30m)

BEDROOM TWO

11'8 x 7 (3.56m x 2.13m)

BATHROOM

GARDENS (FRONT AND REAR)

LEASEHOLD INFORMATION

Lease Length - 215yrs remaining

Service Charge - £309.54 per annum

Ground Rent - £10 per annum

COUNCIL TAX

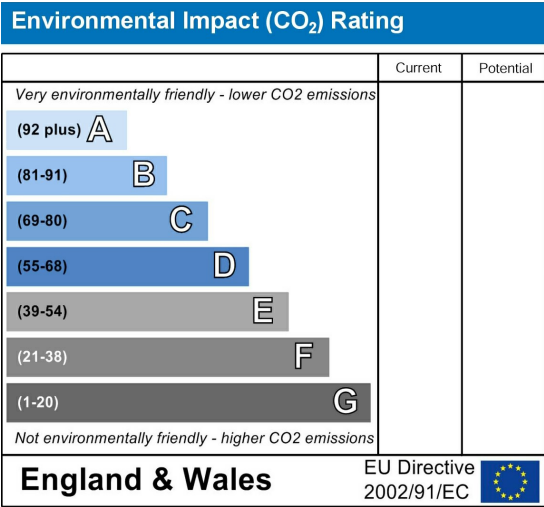
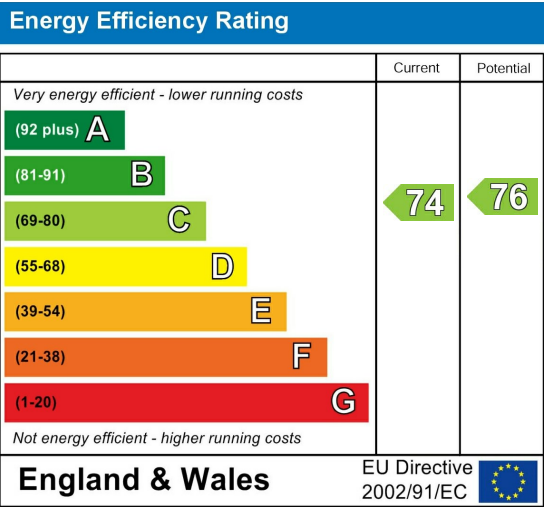
Band B

Annual Charge £1,703.21 2023/2024

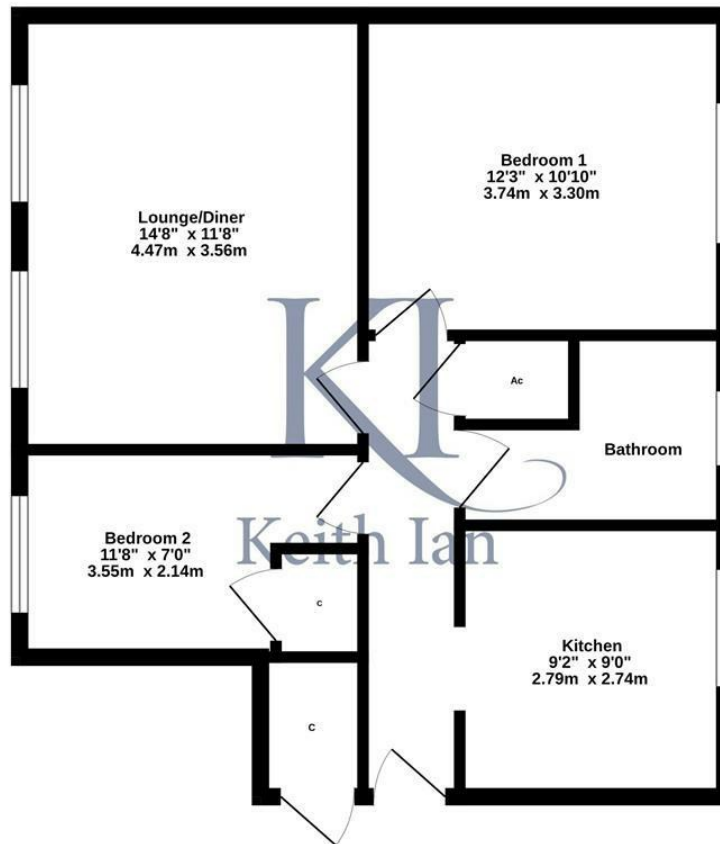
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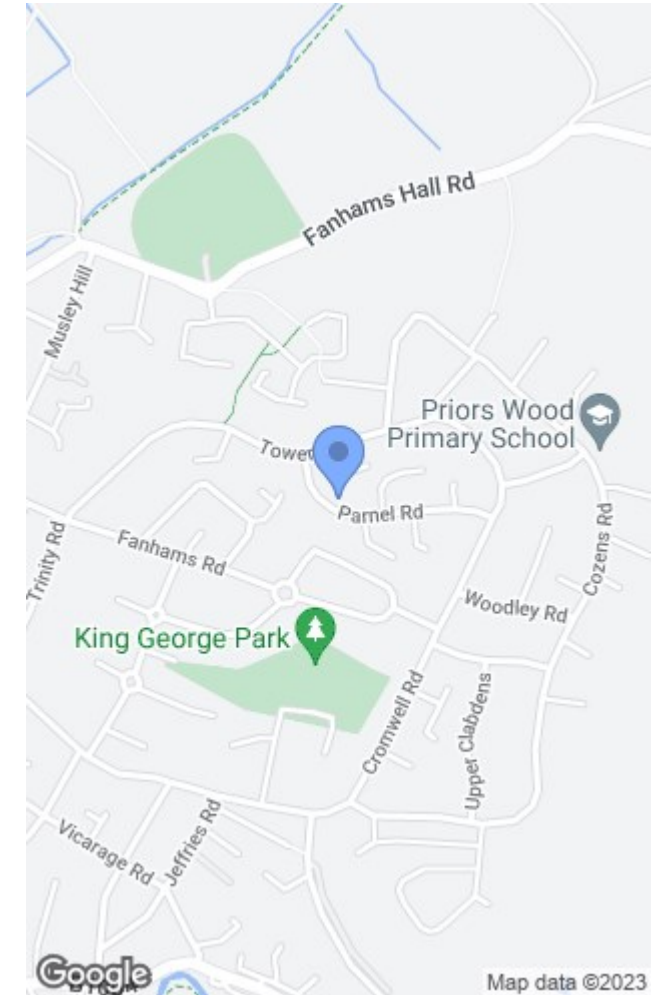


Ground Floor
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

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/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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