



**Oliver  
Minton**  
*Sales & Lettings*

**79 Broadmeads,  
Ware**

**SG12 9HX**

**Price Guide £265,000**

**\*\* CHAIN FREE \*\* SPACIOUS GROUND FLOOR APARTMENT WITH VERY LONG LEASE \*\* PRIVATE GATED RIVERSIDE COMPLEX\*\* OWN FRONT DOOR \*\* PERMIT PARKING \*\* GARAGE EN-BLOC \*\* CONVENIENT FOR TOWN CENTRE AND WARE STATION.\*\***

A truly spacious ground floor apartment set in a private gated complex with lovely communal gardens that front the River Lea. The accommodation comprises; generous reception hall with large walk-in storage cupboard, separate bathroom and w.c, two generous double bedrooms, fitted kitchen and a well proportioned living room with French doors to outside. The property is ideally placed for access to all High Street shops and amenities, via the residents gated access to the River Lea tow path and Ware Station, which is also just a few minutes walk away, providing a frequent rail service to London Liverpool Street.







## Accommodation

Front door opening to:

## Hall

Generous hallway with doors off to all living accommodation. Door to large walk-in storage cupboard (7'4" x 3'3" max) with light connected, housing electrical consumer unit.

## Living Room 4.74m x 3.69m (15'6" x 12'1")

Upvc double glazed window and double glazed French doors opening to a small paved patio within the communal garden area. Modern wall mounted, log effect electric fire.

## Kitchen 2.89m x 2.50m (9'5" x 8'2")

Fitted with a range of modern, white wall and base cabinets with complementary work surfaces over. Tiled splash-backs. Inset stainless steel one and a half bowl sink and drainer. Built-in electric oven/grill with four ring ceramic hob above. Brushed steel illuminated extractor canopy over. Space and plumbing for washing machine and space for a tall fridge/freezer. Tiled floor. Upvc double glazed window overlooking the communal gardens.





### **Bedroom One 4.91m x 2.71m (16'1" x 8'10")**

Plus door recess. Upvc double glazed window. Deep recessed wardrobe cupboard with high level top cupboards.

### **Bedroom Two 3.69m x 3.37m (12'1" x 11'0")**

Upvc double glazed window overlooking communal gardens. Wall mounted electric panel heater.

### **Bathroom**

Modern white suite: Panel enclosed with with mixer tap, over bath shower with hand held attachment and large rainfall shower head. Glazed shower screen. Vanity wash hand basin with cupboard storage below. Chrome heated towel rail. Fully tiled to bath area and tiled flooring. Extractor fan. Upvc obscured double glazed window.

### **Separate W.C**

Low level w.c. Wall mounted wash hand basin. Tiled floor. Upvc obscured double glazed window.

### **Exterior**

Secure and private gated entrance to development and entry phone system to property. Secure 'residents only' pedestrian gate to River Lea tow path. Extensive communal, well maintained gardens with mature shrubbery, lawns, borders and planted areas.

### **Parking**

Ample secure parking with residents and guest permits available.

### **Garage**

Single garage situated en-bloc. Up and over door.

### **Services**

Mains water and drainage. Mains electricity. We are advised the apartment benefits from electric under floor heating throughout (except kitchen) No gas to this property.

### **Agents Note**

Lease: 999 years commencing March 1983.  
957 years remaining.  
Service charges: £1,051.00 PER ANNUM

### **MORTGAGE ADVICE**

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616



## Ground Floor

Approx. 70.1 sq. metres (754.4 sq. feet)



Total area: approx. 70.1 sq. metres (754.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

## Broadmeads

**Tenure:** Leasehold

**Council Tax Band:** C

**Viewing Arrangements:**

Strictly by appointment

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**01920 412600**

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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