



Kingham Road, SG12 7SB  
Wareside

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# Kingham Road, SG12 7SB

Kings Group are delighted to bring to market this TWO DOUBLE BEDROOM APARTMENT FOR SALE in WARESIDE.

Kingham Road offers a new owner an abundance of benefits. Along with the property being well kept and very spacious internally, this first floor apartment is a great opportunity for a First time buyer, someone looking to downsize or even an Investor.

The property is comprised of a large double bedroom and a great size single room, a spacious lounge with, a practical kitchen with great countertop space. The bathroom is a well proportioned great size bathroom. Additionally, the property is also complimented with a Loft space which is accessed via the Entrance hall and a private garden which is adjacent to a lovely park.

This fantastic apartment offers amazing links to Ware Train station (2.46 miles) which offers great links into London. There is also an added advantage of being situated near some of the areas most popular schools such as Wareside Church of England Primary School (0.42 miles) , Widford School (1.52 miles) and Priors Wood Primary School (1.59 miles). Local shops and amenities are only a 10 minute drive away and offer an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/herford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£260,000



- TWO BEDROOM APARTMENT
- INTERNALLY MODERN THROUGHOUT
- LARGE DOUBLE BEDROOM AND A GREAT SIZED SINGLE BEDROOM
- 10 MINUTE DRIVE FROM WARE HIGH STREET
- CATCHMENT AREA OF WIDFORD SCHOOL AND WARESIDE CHURCH OF ENGLAND PRIMARY SCHOOL
- LEASEHOLD
- PRIVATE GARDEN
- LOFT SPACE
- 2.46 MILES AWAY FROM WARE TRAIN STATION
- COUNCIL TAX BAND B

#### Entrance Hall

Loft access, Single radiator, Herringbone laminate flooring, Smoke alarm, Power points

#### Bathroom 6'9 x 5'1 (2.06m x 1.55m )

Double glazed opaque window at side aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Mixer tap wash basin with vanity unit under, Low level WC, Tiled walls, Spotlights



#### Lounge 11'5 x 12'0 (3.48m x 3.66m)

Double glazed window at side aspect, Double radiators, Herringbone laminate flooring, Phone point, TV aerial point, Power points, Coved ceiling, Spotlights

#### Kitchen 7'8 x 11'3 (2.34m x 3.43m )

Double glazed window at side aspect, Tiled flooring, Tiled splash backs, Integrated electric oven with electric hob, Hood extractor fan, Sink with drainer unit, Space for Fridge freezer, Plumbing for washing machine, Power points



#### Bedroom One 9'11 x 12'0 (3.02m x 3.66m )

Double glazed window at side aspect, Double radiator, Carpeted flooring, Power points, Coved ceiling, Spotlights

#### Bedroom Two 6'11 x 7'10 (2.11m x 2.39m)

Double glazed window at side aspect, Single radiator, Carpeted flooring, Power points, Coved ceiling



#### Garden

Approximately 30" x 20" recently modernised private garden, Part decking and Part grass.

#### Lease

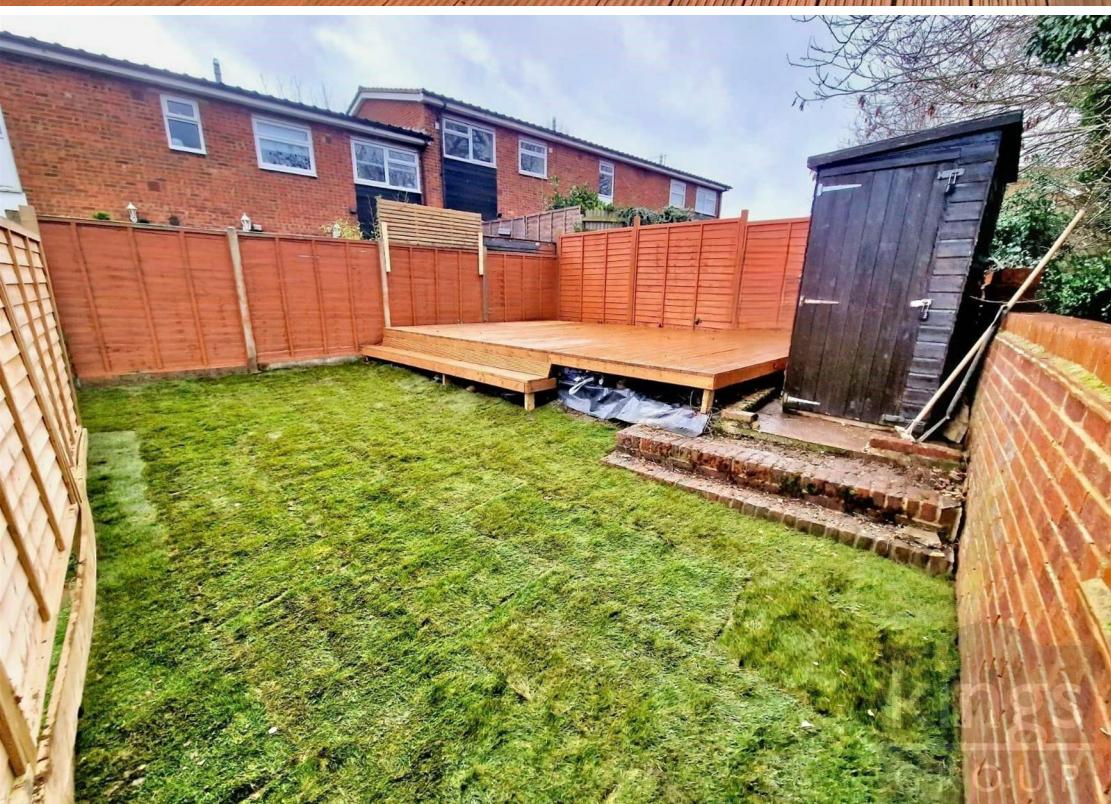
Lease length - 90 Years  
Service Charge - £2060 Per Year  
Ground Rent - £10 per year

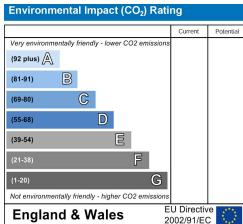
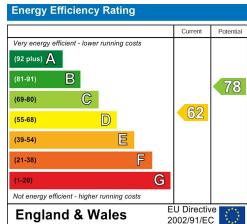


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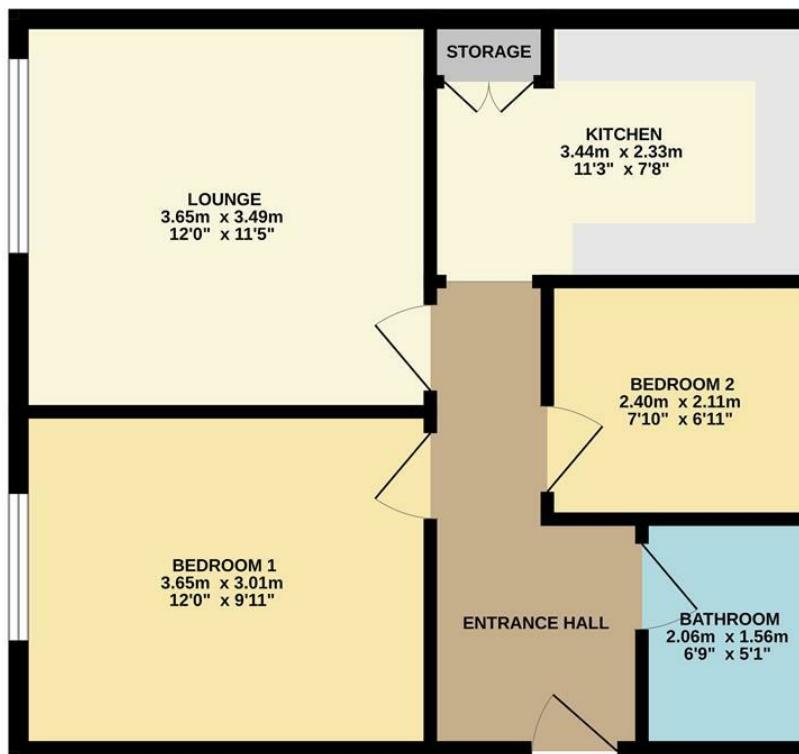


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**GROUND FLOOR**  
46.1 sq.m. (496 sq.ft.) approx.



TOTAL FLOOR AREA: 46.1 sq.m. (496 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the above measurements, they are approximate and no responsibility is taken for any errors, omissions 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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**THE PROPERTY MISDESCRIPTIONS ACT 1991.** The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.