

**Plot 3, White Horse Mews High Road
Ware, SG11 1AA
Guide price £550,000**





Plot 3, White Horse Mews High Road Ware, SG11 1AA

A brand new two bedroom, two bathroom detached cottage with private garden, two parking spaces and forming part of this gated community.

Each residence has been designed to meet the highest standards of living.

In order to help reduce energy requirements, heating will be provided via air source heat pumps located at the side of the homes with electricity supplied by solar and grid connections. Battery storage will also be in the buildings to assist in keeping energy costs down.

Concrete floors on the ground and first floors as well as concrete stairs will act as thermal stores for the underfloor heating at both levels as well as providing additional structural strength.

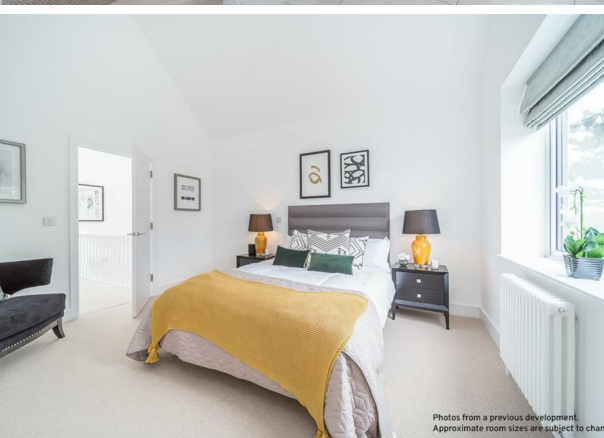
An electrical car charger will also be available at each property.

Heating will be provided via air source heat pumps with electricity supplied by solar and grid connections.

Photos from a previous development. Approximate room sizes that are subject to change.



Photos from a previous development.
Approximate room sizes are subject to change.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk