

59 Tower Road
Ware, SG12 7LN
Offers in excess of £250,000





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Key Features:

Secure Living: Enjoy peace of mind with a security entry phone system and a well-maintained communal hall.

Bright and Airy Living Room: A generously sized living room with a large window overlooking the front, bathing the space in natural light.

Fitted Kitchen: The kitchen features a window to the rear, built-in cupboards, ample worktops, and spaces for essential appliances. Two large storage cupboards offer additional convenience.

Two Comfortable Bedrooms: Both bedrooms come with built-in cupboards, providing practical storage solutions.

Modern Shower Room: A well-appointed shower room completes the accommodation.

Shared Amenities: The property benefits from a communal garage and ample residents' parking.

Leasehold Information:

Lease: 125 years from September 1986.

Service Charge: £1,305.10 per year.

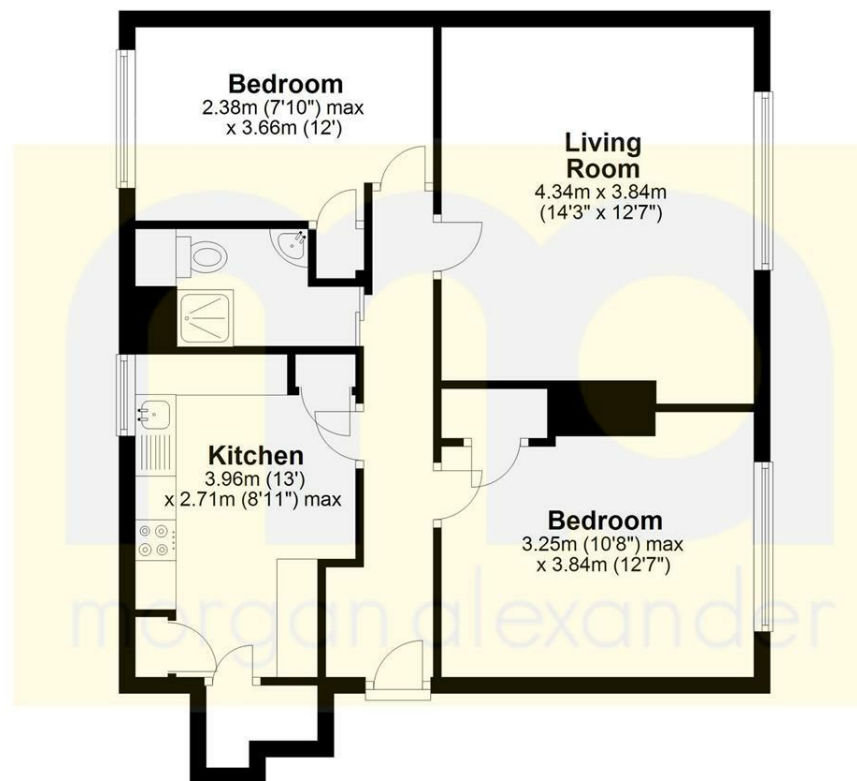
Ground Rent: £0.





Ground Floor

Approx. 61.3 sq. metres (660.1 sq. feet)



Total area: approx. 61.3 sq. metres (660.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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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 MISDESCRIPTORS 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.

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