

8A High Street  
Ware, SG12 8AB  
Guide price £294,995

**ma**  
morgan alexander







## 8A High Street Ware, SG12 8AB

This is a smart, well-balanced apartment designed for comfortable, everyday living. The accommodation is bright, modern and sensibly laid out, making it an ideal first-time purchase or a strong buy-to-let investment without the usual complications.

The property opens into a welcoming entrance hall, leading through to a generous living room with plenty of space for both seating and a dining table – a real advantage at this price point. The fitted kitchen is separate, enjoys a window for natural light and offers good storage and worktop space.

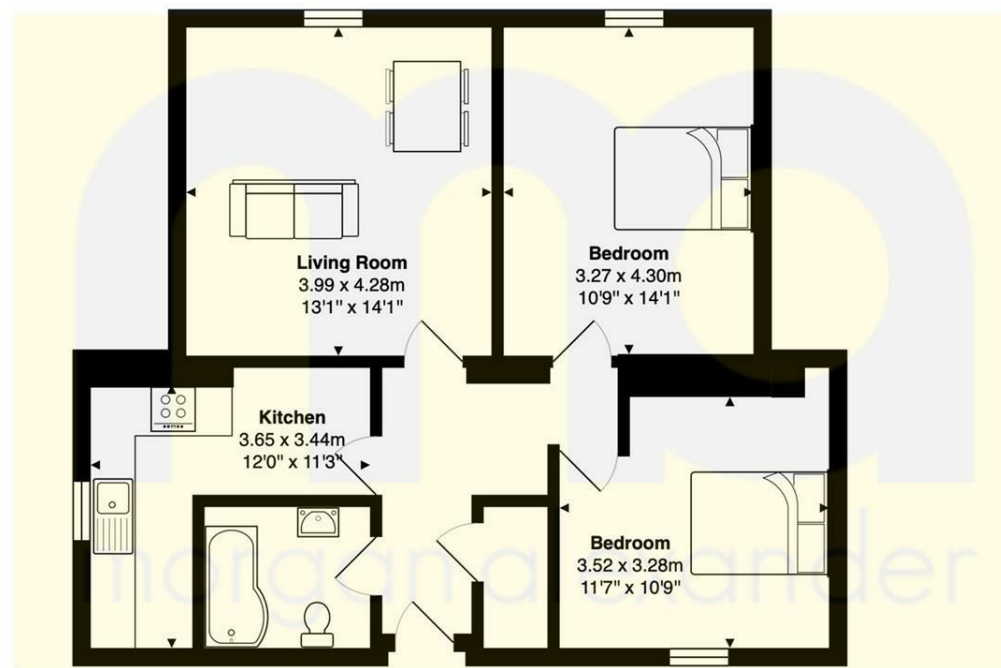
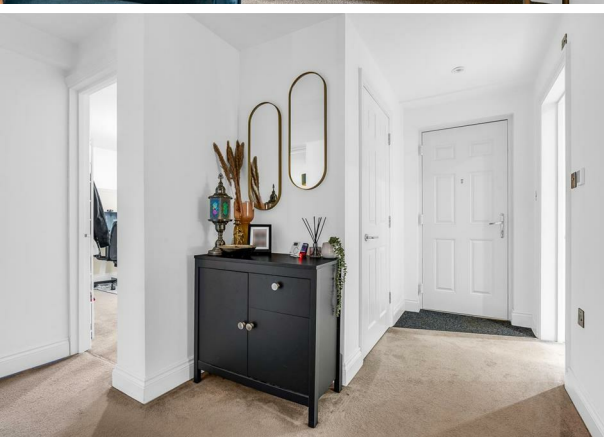
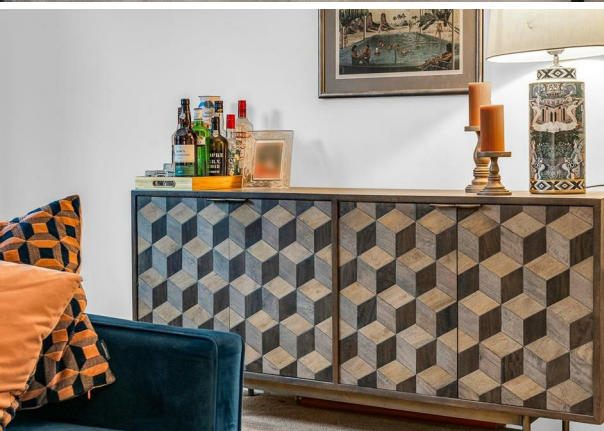
There are two genuine double bedrooms, with the main bedroom benefiting from space for wardrobe, while the second bedroom works perfectly as a guest room, home office or sharer's bedroom. The accommodation is completed by a luxury bathroom finished to a modern standard with a shower over the bath.

From a practical perspective, this apartment is refreshingly straightforward:

- 120 years remaining on the lease
- Ground rent: £250 per annum
- No monthly service charge







**First Floor**  
Area: 68.0 m<sup>2</sup> ... 731 ft<sup>2</sup>

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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, mis-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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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