

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

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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.

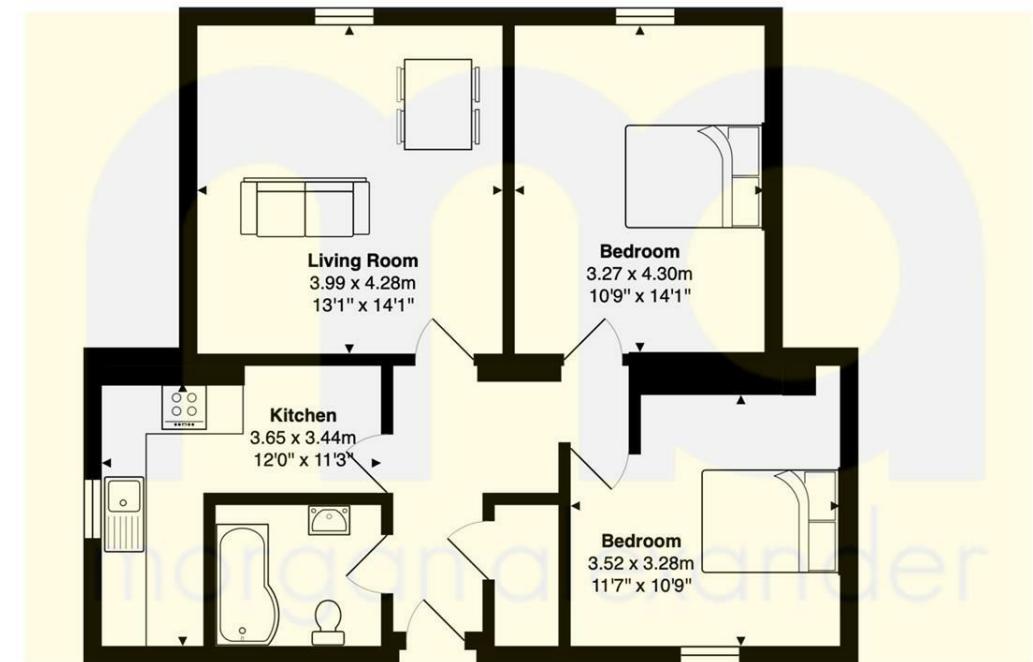
The property opens into a welcoming entrance hall, leading through to a generous living room with plenty of space for both seating and a dining table – a real advantage at this price point. The fitted kitchen is separate, enjoys a window for natural light and offers good storage and worktop space.

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 m² ... 731 ft²

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	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(38-54) E	F	
(21-38) F	G	
(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	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(38-54) E	F	
(21-38) F	G	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991

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