KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



8 Berkeley Close

Ware SG12 0BP

Price £235,000

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Situated within the popular Berkeley Close development in Ware, this spacious two bedroom first floor flat presents an excellent opportunity for first time buyers, downsizers or investors alike. Offering well-proportioned accommodation throughout.

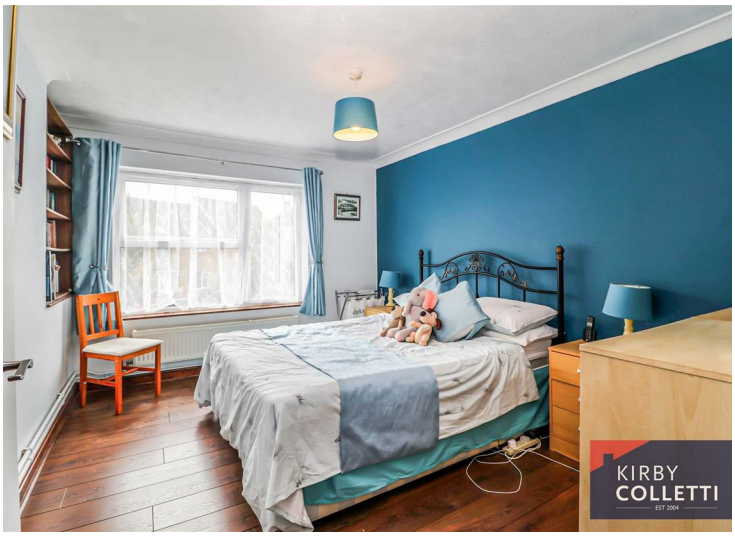
The flat benefits from a bright and generous living room, two good size bedrooms, kitchen and bathroom, along with useful built-in storage. Further benefits include allocated external storage and access to communal outside areas.

Berkeley Close is ideally positioned for convenient access to Ware town centre, offering a variety of shops, cafés, restaurants and local amenities, whilst Ware Railway Station is within easy reach, providing direct links into London Liverpool Street. The property is also well placed for highly regarded local schooling, including The Chauncy School, along with nearby green spaces and riverside walks along the River Lea.

A fantastic opportunity to acquire a generously sized flat in a well-established residential location with excellent potential to add value. Early viewing highly recommended.









ACCOMMODATION

ENTRANCE HALL
4'5" x 18'6" (1.35m x 5.64m)

KITCHEN
9' x 13'1 (2.74m x 3.99m)
Rear aspect uPVC double glazed window. Storage Cupboard.

LOUNGE
12'6" x 15'1" (3.81m x 4.60m)
Front aspect uPVC double glazed window.

BEDROOM ONE
12'6" x 9'11" (3.81m x 3.02m)
Front aspect uPVC double glazed window.

BEDROOM TWO
7'10" x 12'1" (2.39m x 3.68m)
Rear aspect uPVC double glazed window.

BATHROOM
9' x 8'4" (2.74m x 2.54m)
Rear aspect uPVC double glazed window.

OUTSIDE
Residents parking. Communal Gardens. External storage shed.

AGENTS NOTE
Lease Term Remaining: 87 years
Ground rent: £30 per annum
Service Charge: £1,200 per annum
COUNCIL TAX. BAND B. East Herts District Council

Road Map



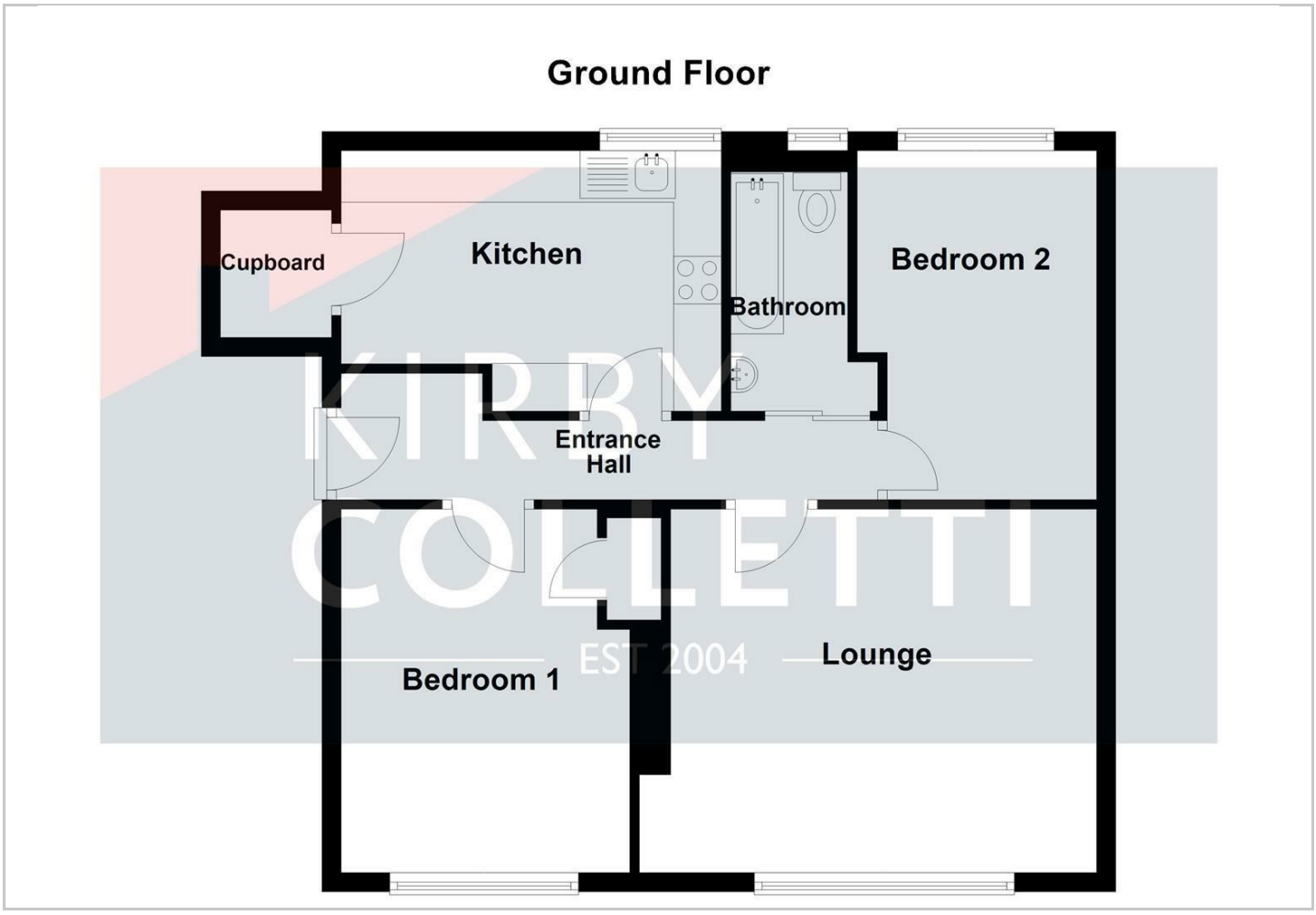
Hybrid Map



Terrain Map



Floor Plan

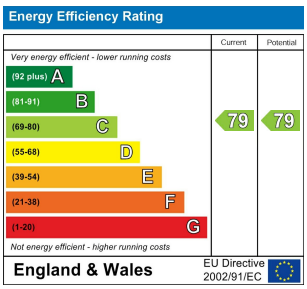


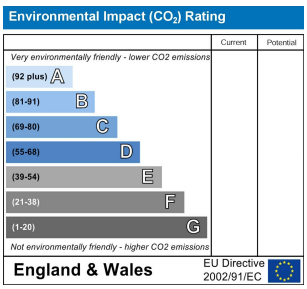
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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