





Sutton Court, WARE, SG12 9FH

william h brown

welcome to

Sutton Court, WARE

Being offered with *NO UPWARD CHAIN* is this luxury, spacious and superbly presented second floor apartment situated within the popular 'Crane Mead Development' adjacent to Ware Railway Station & Ware High Street which offers a wide range of amenities including shops, public houses and restaurants.



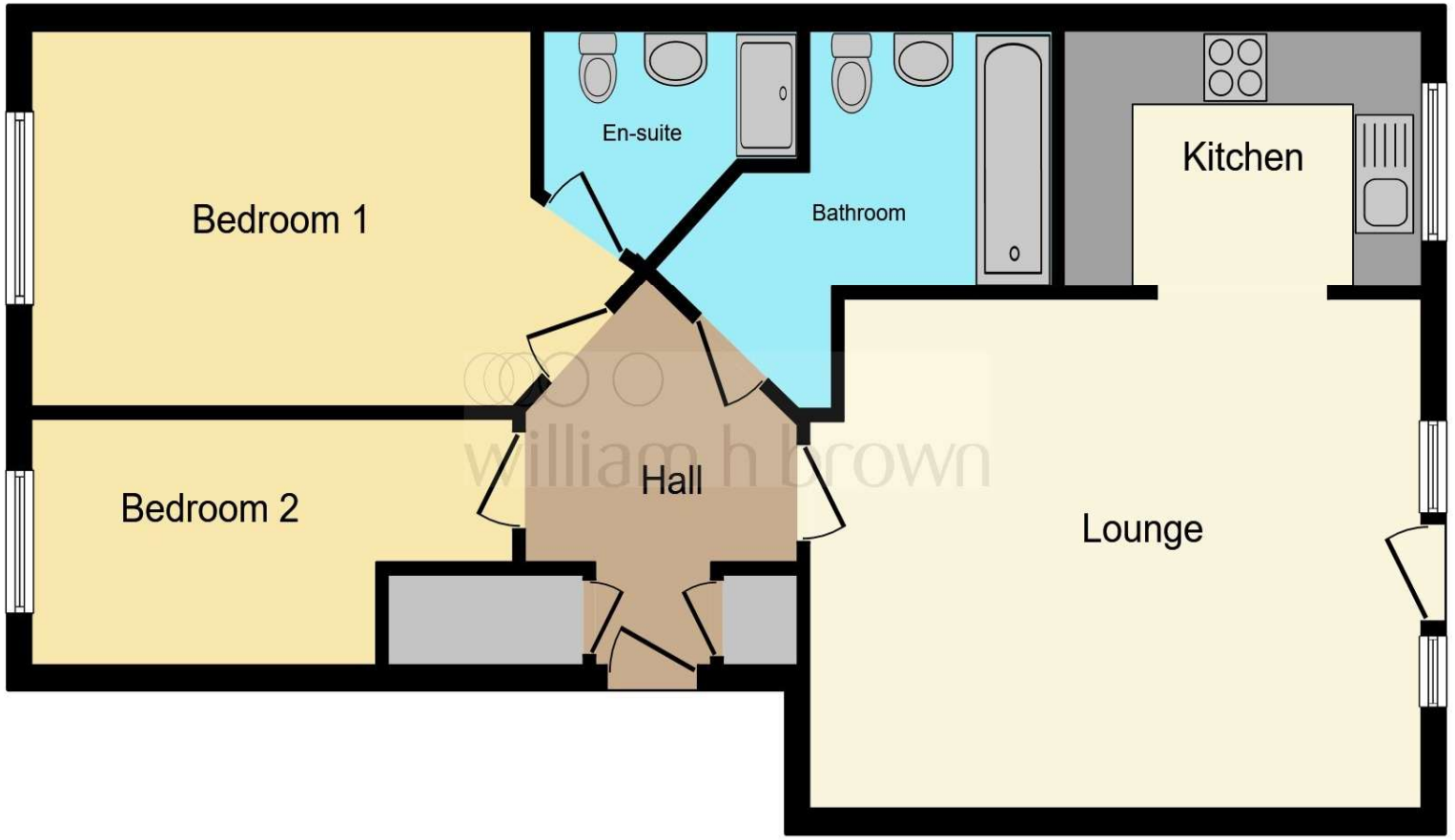












Total floor area 69.3 m² (746 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Accommodation Comprises

Communal Entrance Hall

The Apartment

Entrance Hall

Sitting/Dining Room
18' 5" into Door Recess x 13' 8" (5.61m into Door Recess x 4.17m)

Fitted Kitchen
10' 2" x 6' 11" (3.10m x 2.11m)

Bedroom 1
14' 4" x 10' 1" (4.37m x 3.07m)

En-Suite Shower Room

Bedroom 2
13' 10" into door recess x 6' 7" (4.22m into door recess x 2.01m)

Bathroom

Exterior

Allocated Parking

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- NO UPWARD CHAIN
- 100 YEAR LEASE REMAINING
- SPACIOUS SITTING/DINING ROOM WITH JULIETTE BALCONY
- FITTED KITCHEN
- TWO BATHROOMS

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 2424.00
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£289,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107750

The Property Ombudsman

Property Ref:
WRE107750 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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