



SITUATION

Occupying a prominent position just off Bowling Road, minutes away from the town centre which includes a host of multiple and local retailers including a **Sainsbury's Local, Costa Coffee, Martin's, Tesco Superstore, Boots** and **Barclays**.

In addition, the property is conveniently positioned for Ware Train Station (Greater Anglia) which benefits from a direct train into Tottenham Hale and London Liverpool Street.

Ware is an affluent market town approx. 21½ miles north-east of central London, close to the A10 with easy access to the A1(M) and M11.

PROPERTY

Located within this prestigious purpose built block erected in 2007, comprising a modern **3 Bedroom Duplex Apartment** planned over second and third floors.

The flat benefits from and includes:

- Gated parking for 2 cars (including 1 covered space)
- Gas central heating
- 8 person passenger lift
- Entry phone and burglar alarm
- Fully fitted kitchen with Miele and Samsung appliances and granite worktops
- Bedroom 3 – Free standing wall unit with Sony TV
- Amtico flooring
- Fitted wardrobes
- Communal sun terrace

ACCOMMODATION

Second Floor

| | | | |
|--------------------|-------|---|-------|
| Living/Dining Room | 17'5" | × | 15'5" |
| Kitchen | 11'6" | × | 10'6" |
| Bedroom 3 | 15'5" | × | 9'9" |
| Shower Room/WC | | | |

Third Floor

| | | | |
|---------------------------|-------|---|-------|
| Bedroom 1 | 17'0" | × | 14'7" |
| with Ensuite Bathroom /WC | | | |
| Bedroom 2 | 14'4" | × | 9'2" |
| with Ensuite WC | | | |

GIA Approx. 1,145 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2006 at a fixed ground rent of £250 p.a.

Offered with Vacant Possession

Note: Floor plan available from the Auctioneers.

Vacant 3 Bed Duplex Apartment

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

Battens Solicitors
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