



## 15 Church Row, Ware

£185,000 Leasehold



### **Entrance Hallway**

### **Lounge**

Dimensions: 5.33m x 4.50m includes kitchen (17'6 x 14'9 includ.

### **kitchen**

Dimensions: 2.18m x 1.93m (7'2 x 6'4).

### **Bedroom**

Dimensions: 3.30m x 2.67m (10'10 x 8'9).

### **Bathroom**

Dimensions: 1.93m x 1.75m (6'4 x 5'9).

### **Leasehold Information**

Lease Length - Brand new 125 year lease on completion

Service Charge - £2168 p.a Ground Rent - Peppercorn

### **Council Tax**

Band B Annual Charge £1,703.21 2023/24

### **what3words**

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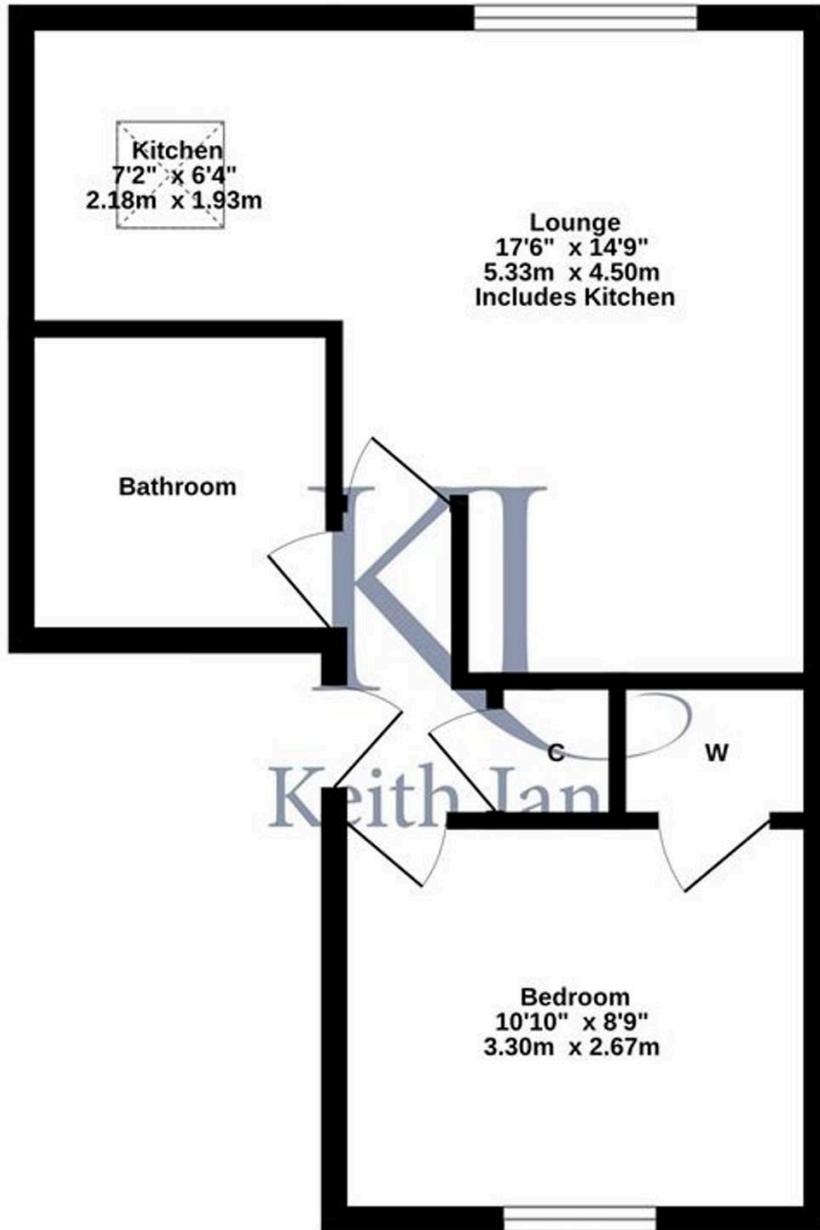
### **Agents notes**

We have been informed by the sellers that the exterior and internal hallways of the development are due to be refurbished during 2025.





Ground Floor  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 392 sq.ft. (36.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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