



Coddington Close, Ware SG12 9FN

Guide price £230,000



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Taylor Phelps

Estate Agency

Estate Agency

SECOND FLOOR

STORAGE

KITCHEN / LIVING SPACE
17'8" x 15'0"
5.38m x 4.57m

BALCONY

HALLWAY

Taylor Phelps
ESTATE AGENCY

BEDROOM
14'1" x 8'4"
4.29m x 2.53m

BATHROOM

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of these defined rooms and the other items are approximate and not necessarily a basis for any other intention or reliance. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The layout, fixtures and appliances shown here are not meant to be a guarantee. Make with changes 03/02

Taylor Phelps are pleased to offer this superb, high spec, one bedroom apartment in Ware, close to the high street and station which serves both Herford East and London Liverpool Street! This apartment further benefits from a private balcony, a long 120 year lease, a modern open plan kitchen and luxury bathroom suite. This recently constructed development further offers a lift to all floors and residents parking.



A map of the Rush Green area in London. A yellow pin marks the location of the property on Widbury Hill. The map shows the River Lea to the west, Ware Rd (A10) to the southwest, and London Rd to the south. The area is labeled 'RUSH GREEN' and 'Easneye'. The map data is from 2026.

Energy Efficiency Rating

Rating	Current (2009/10)	Potential (2002/91)
Very energy efficient - lower running costs (92 plus)	83	83
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Rating	Current (2009/10)	Potential (2002/91)
Very environmentally friendly - lower CO ₂ emissions (92 plus)	83	83
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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