

7 Riverside Court Star Street
Ware, Hertfordshire SG12 7AA
Guide price £625,000





7 Riverside Court Star Street Ware, Hertfordshire SG12 7AA

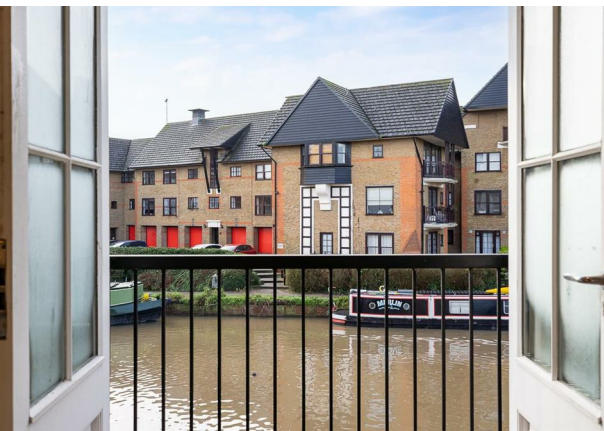
CHAIN FREE - Offering direct views of the River Lea is this outstanding three bedroom home arranged, arranged over three levels, within this exclusive and gated development.

This home is located in a private setting within the heart of Ware town centre, offering easy access to the town centre, Ware station servicing London and within walking distance to the beautiful walks along the River Lea.

Built to a high standard the property benefits from a nicely fitted kitchen with doors overlooking the River, bathroom & en-suite, whilst outside there is a private garden and one allocated parking space.

Riverside Court is a truly unique development of just a select number of homes in a private gated setting along the River Lea.





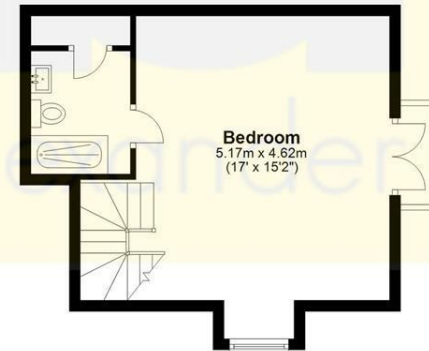
Ground Floor
Approx. 32.1 sq. metres (345.4 sq. feet)



First Floor
Approx. 32.8 sq. metres (353.0 sq. feet)



Second Floor
Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 97.6 sq. metres (1050.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk