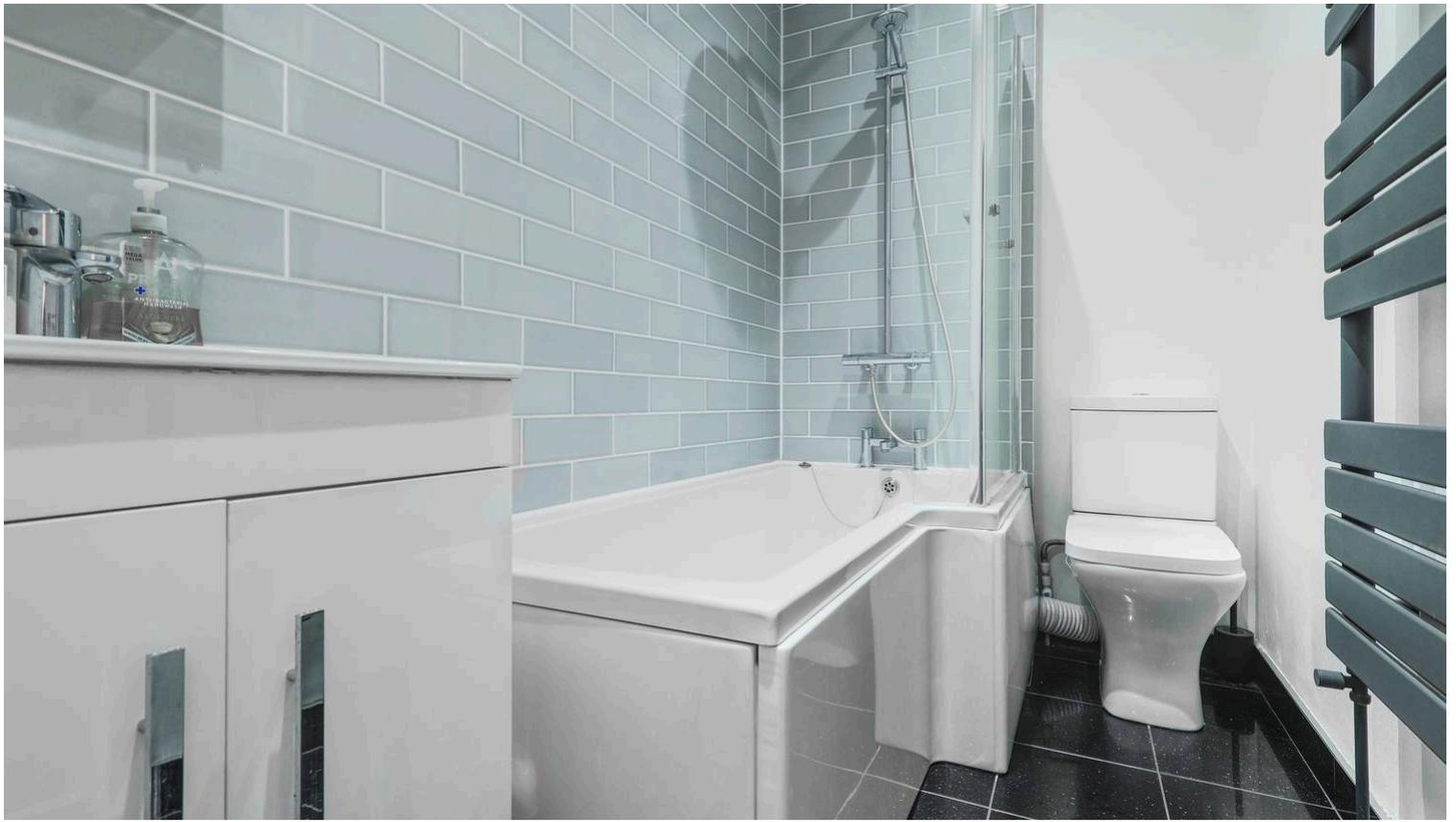




## 43 Briardale, WARE

£250,000 Leasehold

1 Bedroom First Floor Maisonette • Long Lease • Modern Kitchen and Bathroom • Loft Storage • Outside front patio area • Gas Central Heating and Double Glazing • Approx. 1 Mile to Ware High Street/ Ware Train Station • Great First Time Buy/ Investment



**Entrance Porch**

**First Floor Hall**

**Lounge**

15' 0" x 15' 0" (4.57m x 4.57m)

**Kitchen Area**

9' 0" x 5' 6" (2.74m x 1.68m)

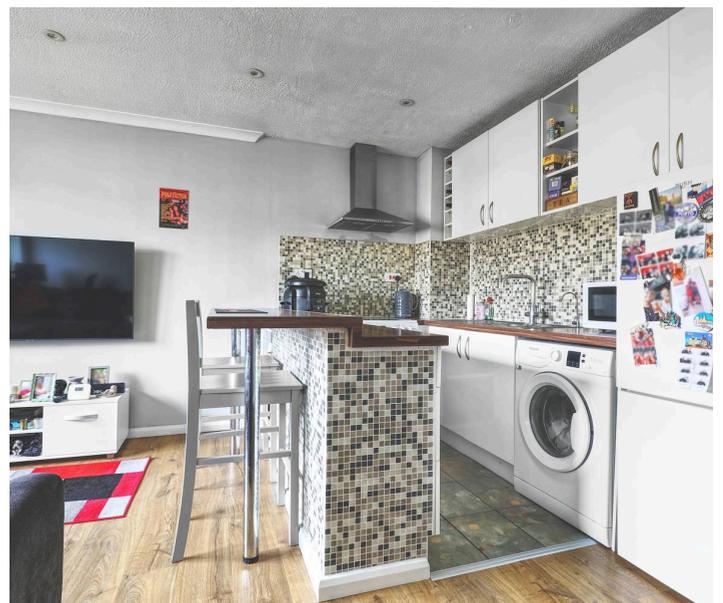
**Bedroom**

11' 2" x 9' 7" (3.40m x 2.92m)

**Bathroom**

**Agents Note**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





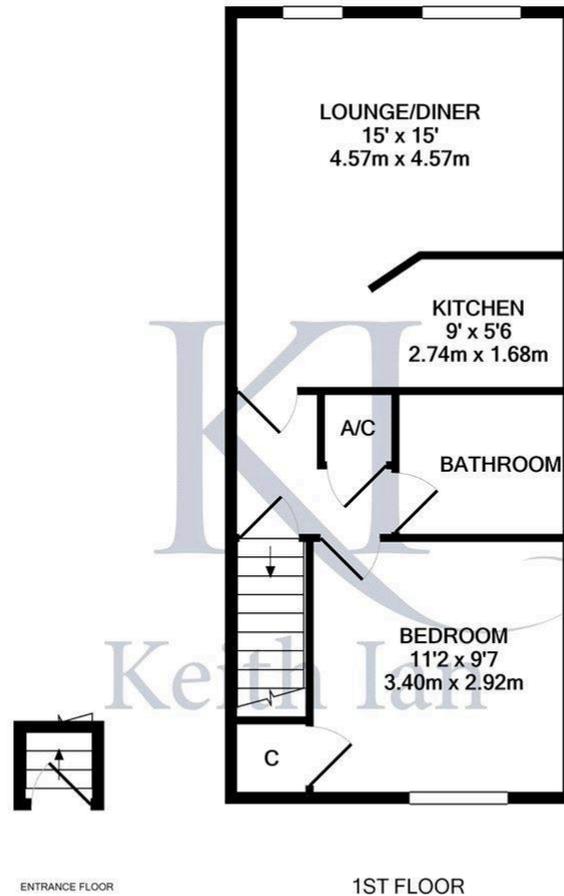
Keith Ian are pleased to offer for sale this 1 bedroom first floor maisonette located within the popular vicarage development.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### AML - Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.