

EST. 1984



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**SUTTON COURT, CRANE MEAD,  
WARE, HERTFORDSHIRE, SG12 9FH.**



*This exceptionally spacious two double bedroom, two bathroom, ground floor apartment, is offered unfurnished and benefits from allocated parking and doors which lead directly from the sitting/dining room directly into the well maintained communal gardens which border the River Lea.*

*Perfectly located for the commuter with Ware British Rail Station just 0.3 miles away, whilst the town centre is but a short stroll and offers a wealth of shops, public houses and eateries from around the globe.*

#### SUMMARY OF ACCOMMODATION

- \*GOOD SIZE RECEPTION HALL WITH TWO STORAGE CUPBOARDS\**
- \*SPACIOUS SITTING/DINING ROOM WITH DOORS LEADING DIRECTLY INTO THE COMMUNAL GARDENS\**
- \*GOOD SIZE KITCHEN WITH WHITE GOODS\**
- \*PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM\**
- \*GOOD SIZE SECOND DOUBLE BEDROOM\**
- \*GOOD SIZE BATHROOM\**
- \*ELECTRIC HEATING\**
- \*DOUBLE GLAZED WINDOWS\**
- \*ALLOCATED PARKING\**
- \*WELL MAINTAINED COMMUNAL GARDENS\**
- \*AVAILABLE END OF NOVEMBER 2024\**
- \*NO PETS\* \*NON SMOKERS\**

A covered entrance with courtesy lighting, intercom system and a double glazed door affords access to:

COMMUNAL RECEPTION HALL Courtesy lighting and staircase to all floors. A timber door affords access to:

## ***The Apartment***

RECEPTION HALL Coved ceiling, recess halogen spotlighting, beech wood effect flooring and two night storage heaters. Airing cupboard housing the hot and cold water cylinders and additional storage cupboard housing the fuse board. Doors to bedrooms, bathroom and:

SPACIOUS SITTING/DINING ROOM 20'4 x 13'8 Double glazed door with matching side windows leading directly into the communal gardens. Coved ceiling, two night storage heaters, beech wood effect flooring, TV, telephone and satellite points. Access to:



GOOD SIZE KITCHEN 10'3 x 6'11 Fitted with a range of beech wall and base units with ample granite effect working surface and matching splashbacks incorporating stainless sink unit with mixer tap. Range of appliances to include fridge/freezer, washer dryer and electric fan assisted oven and grill with four ring halogen hob and illuminated extractor canopy above. Double glazed window to side, recess spotlighting and ceramic tiled flooring.

BEDROOM ONE 16'9 x 10' (max) Double glazed window to side with convector heater below. Two fitted full height wardrobes. TV and cable points. Door to:

EN-SUITE SHOWER ROOM 7'4 x 6'4 (max) Partly tiled with suite comprising; pedestal wash hand basin, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and glass screen. Recess spotlighting, extractor fan, high level convector heater and shaver point.

BEDROOM TWO 13'11 x 6'6 Double glazed window to side with convector heater below.

SPACIOUS BATHROOM 11'5 x 6'11 (max) Partly tiled with suite comprising; pedestal wash hand basin, close coupled w.c. and panelled bath with mixer tap and shower attachment. Recess spotlighting, extractor fan, high level convector heater and shaver point.



EXTERIOR

To the rear of the apartment is a paved sun terrace which is bordered by the lawned communal gardens which are well maintained and back directly on to the River Lea and there is allocated parking for one vehicle.



COUNCIL TAX BAND. D (£ 2,341.60 as of 15<sup>th</sup> November 2024)

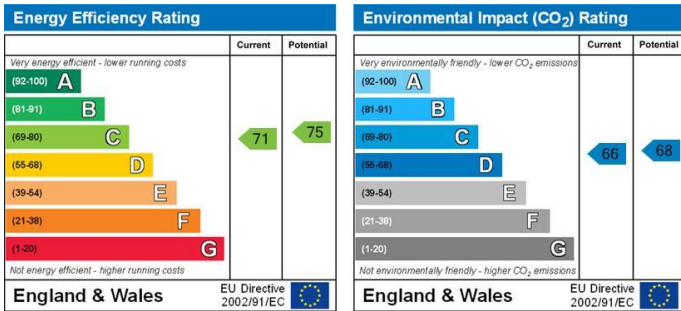
**PRICE: £1,350.00 Per Calendar Month**

Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - [www.clientmoneyprotect.co.uk](http://www.clientmoneyprotect.co.uk)



**Energy Performance Graph**



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents - please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



**Important Note:** These particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det0332

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