

*Estate Agents,  
Surveyors, Valuers,  
& Residential  
Lettings*

\*\*\*\*\*

*Dedicated To  
Quality Without  
Compromise*

\*\*\*\*\*

*For A Free  
Valuation Without  
Obligation Please  
Telephone:  
01992 445055*

\*\*\*\*\*

*60 High Road  
Broxbourne  
Hertfordshire  
EN10 7NF*

\*\*\*\*\*

*Facsimile:  
01992 443807*

**LYGEAN AVENUE,  
WARE, HERTFORDSHIRE, SG12 7AR.**



*This top floor studio apartment is offered unfurnished but has white goods and forms part of this popular development with lawned communal gardens bordering the River Lea.*

*Conveniently located being with a short walk of Ware Town Centre which offers a wealth of shops and a selection of eateries from around the globe, whilst Ware British Rail Station provides the commuter with easy access to London's Liverpool Street.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\**
- \*GOOD SIZE SITTING/DINING ROOM/BEDROOM\**
- \*FITTED KITCHEN WITH WHITE GOODS\**
- \*BATHROOM\**
- \*ELECTRIC HEATING\**
- \*ALLOCATED PARKING\**
- \*LAWNEED COMMUNAL GARDENS BORDERING THE RIVER LEA\**
- \*AVAILABLE BEGINNING EARLY MAY 2025\**
- \*NO PETS\* \*NON SMOKERS\**

*A multi pane glazed door with adjacent entry phone system affords access to:*

**COMMUNAL RECEPTION HALL** *Courtesy lighting, electric meter cupboard and staircase to all floors.*

SECOND FLOOR LANDING Window to side and courtesy lighting. A timber panelled door affords access to:

## ***The Apartment***

RECEPTION HALL Entry phone system, beech laminate wood effect flooring and airing cupboard housing the hot water cylinder with fitted immersion heater and slatted shelving. Panelled doors to bathroom and:



SITTING/DINING ROOM/BEDROOM 16'6 x 12'9 Bay window to front, coved ceiling, fitted double wardrobe cupboard, beech laminate wood effect flooring, TV, FM, NTL and telephone points. Access to:

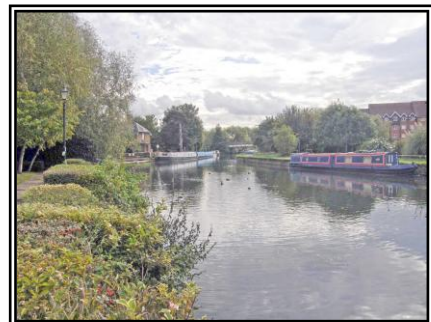
FITTED KITCHEN 7'3 x 6'9 Fitted with a range of white high gloss wall and base units with working surfaces and tiled splash backs incorporating stainless steel sink drainer unit. Range of appliances to include, Beko washing machine, fridge/freezer and electric oven and grill with whirlpool four ring electric hob and illuminated extractor fan above. Bay window to front with display sill below and high level fuse board.



BATHROOM 6'8 x 5'6 (max) Tiled with suite comprising; wash hand basin with chrome mixer tap inset into working surface with cupboard below, low flush w.c. with hide-away cistern and panelled bath with mixer tap and independent thermostatically controlled shower and glazed screen. Wall light point and heated towel rail.

## **EXTERIOR**

The apartment enjoys the use of well maintained lawned communal gardens which border the River Lea. There is allocated parking.



COUNCIL TAX BAND. B £1,949.88 (as of the 22<sup>nd</sup> April 2025)

**PRICE: £895.00 Per Calendar Month**

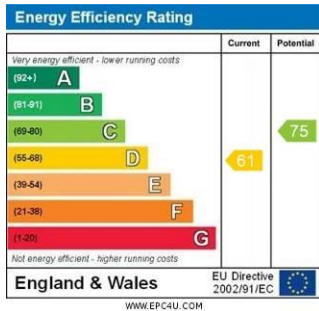
Redress Scheme: - The Property Ombudsman - [www.tpos.co.uk](http://www.tpos.co.uk)



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 by 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 tenants(s) must make their own enquiries regarding such matters. Det0248

**Visit us or email us at:**

**[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk)**

**[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)**

