

Lot 42**68B Cundalls Road, Ware,
Hertfordshire, SG12 7DJ****By order of a Major
Housing Association**

All enquiries Ref: James Paterson

- Long leasehold first and second floor self-contained flat requiring modernisation
- Full vacant possession

Location:

The property is situated on Cundalls Road which is located off Fanhams Road. Public transport links include Ware mainline rail station, together with a network of local bus services serving the surrounding vicinity. Road links include the A10 and A414. Shopping amenities can be found locally within Ware town centre, with an extensive range of shops, bars and restaurants being found in Hertford. Recreational pursuits can be enjoyed locally at the open spaces of King George Park, Priory Park, and the River Lea towpath.

Description:

Long leasehold first & second floor self-contained flat requiring modernisation.

Accommodation:

Second floor: Two bedrooms, bathroom/WC

First floor: Reception room, kitchen

Ground floor: Hall

Gross Internal Area GIA: Approximately 67 sq m (717 sq ft)

EPC rating: C**Council Tax Band:** C**Lease:**

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

