

Sommers Court, Crane Mead, Ware SG12 9FQ





Taylor Phelps

Taylor Phelps are pleased to offer this individual one of a kind two bedroom GROUND FLOOR apartment located within this ever popular and sought after riverside development with french doors direct to the riverside gardens and being close to Ware high street and station which serves both Hertford East and London Liverpool Street!





























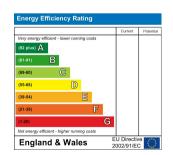
Floor Plan

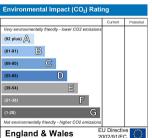
## SOMMERS COURT BEDROOM TWO 8'9" x 7'9" 2.67m x 2.35m BEDROOM ONE 12'1" x 11'2" 3.67m x 3.41m LIVING AREA 11'4" x 20'3" 3.45m x 6.17m **DINING AREA** 8'4" x 9'10" 2.54m x 3.00m ENSUITE BATH SHOWER ROOM **KITCHEN** 10'1" x 7'0" 3.07m x 2.13m

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







