Willow View, Crane Mead, Ware SG12 9FJ

Offers In The Region Of £300,000

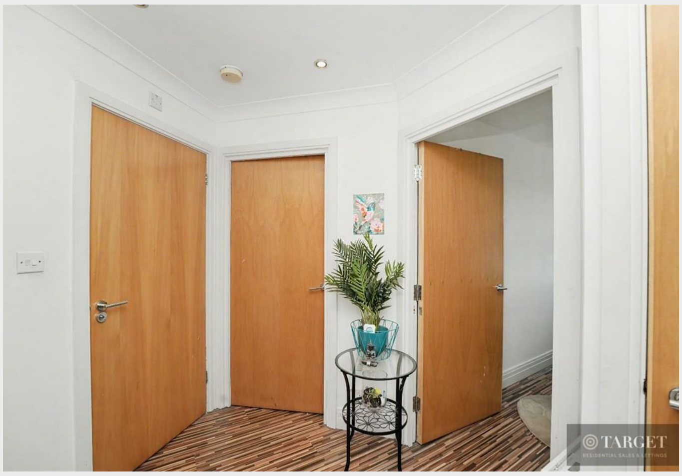
Flat | Leasehold
Council: | Council Tax Band: D

2 | 2 | 1 | EPC null

TARGET
RESIDENTIAL SALES & LETTINGS








Discover this superb two-bedroom apartment in the highly sought-after Willow View development, Crane Mead, Ware SG12, complete with allocated parking. Offering approximately 756 sq ft of stylish accommodation, this impressive third-floor apartment, built around 2000, presents an outstanding opportunity for first-time buyers, professionals, downsizers, or investors seeking modern living in a prime location.

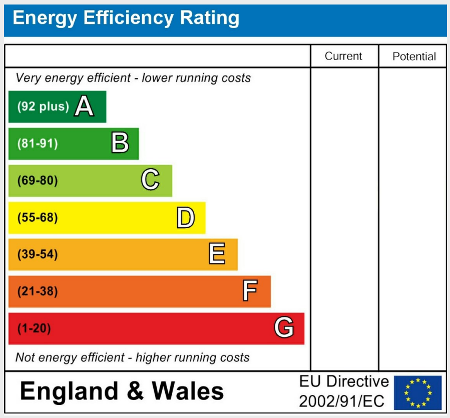
Step inside to a bright and welcoming entrance hall that leads to a spacious reception room, flooded with natural light. Designed for both relaxing and entertaining, this versatile living space comfortably accommodates a dining area while offering an inviting atmosphere and an effortless flow throughout the apartment.

The property features two generous double bedrooms, each providing a peaceful retreat with ample space for storage. The principal bedroom enjoys the added luxury of a contemporary en-suite bathroom, while a modern family bathroom serves the second bedroom and guests, combining style with everyday practicality.

Perfectly positioned in one of Ware's most desirable residential developments, Willow View offers a peaceful setting while remaining just a short stroll from the town centre. Here you'll find an excellent selection of independent shops, cafés, restaurants, bars, supermarkets, and the picturesque River Lea, with scenic riverside walks, parks, and green open spaces all close by.

For commuters, the location couldn't be more convenient. Ware railway station is within easy reach, providing direct services to London Liverpool Street, making this an ideal choice for those seeking an easy commute while enjoying the charm and community feel of this historic market town.

Combining generous living space, modern comforts, an excellent location, and allocated parking, this fantastic apartment offers an exceptional lifestyle opportunity and is ready to be enjoyed from day one.



How to Make an Offer
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

What Are ID & Anti Money Laundering Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal activities.

Evidence of Property Sale:
If you intend to use proceeds from an ongoing property sale, you will be required to provide supporting documentation. Acceptable evidence includes a letter from your solicitor, confirmation from your broker, a detailed breakdown of the funds being allocated, and an Agreement in Principle (AIP) covering the remaining balance. Additionally, please provide either written confirmation of the agreed sale price from your estate agent or a copy of the completion statement.