

- Large First Floor Apartment
- Ideal First Purchase / Investment
- Spacious Lounge/Diner
- Re-Fitted Kitchen
- Large Double Bedroom
- Walk To High Street & Station
- Allocated Parking
- Underfloor Heating
- Chain Free Sale

## CRIB STREET, WARE

Ensum Brown are delighted to offer this spacious first floor apartment in the heart of Ware within a few minutes walk of the pretty High Street and Ware Station. Features include a large double bedroom, bathroom, spacious lounge/dining room, kitchen and allocated parking. Internal viewing essential.

OFFERS IN EXCESS OF  
**£190,000**

Ware  
**01920 412200**

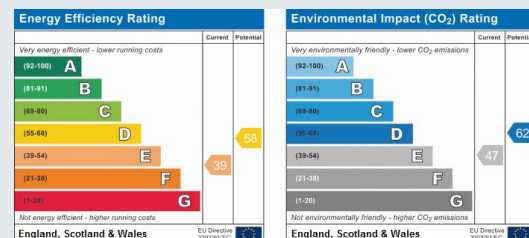
110 High Street, Ware, Hertfordshire, SG12 9AP

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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## PROPERTY INSIGHT

Ensum Brown are delighted to offer this excellent opportunity to acquire a spacious first floor apartment in a popular setting within a few minutes walk of the town centre and Ware Station. Offering well proportioned rooms throughout with large windows, this bright apartment is an ideal first purchase or investment buy. An internal viewing is highly recommended.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Door to:

### LIVING ROOM 19' 2" x 10' 5" (5.84m x 3.18m)

A good size room with two built in cupboards. Large window to the rear. TV point.

### KITCHEN 9' 0" x 10' 10" (2.74m x 3.3m)

Fitted with a good range of wall and base level units with worktop surfaces and tiled surrounds. Sink with mixer tap. Cooker point. Plumbing for washing machine. Window to front aspect

### DOUBLE BEDROOM 15' 7" x 11' 0" (4.75m x 3.35m)

Excellent double bedroom with window to rear aspect and ample space for wardrobes.

### SHOWER ROOM

Attractively refitted with a contemporary white suite with shower cubicle, wc and wash basin. Splashbacks. Extractor.

### OUTSIDE

Lawned communal areas. Residents permit car parking.

### LEASE INFORMATION

125 years from 1983. (Approximately 87 years remaining).

## LOCATION - WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000.

Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture. There is a superb combination of national and local independent stores, restaurants and bars. Of course, there are also all the other amenities anyone could need in the town including a library, doctors, dentists, superstores as well as having Hanbury Manor Hotel and golf course and East Herts golf course just down the road. There are multiple parks and playing fields, Wodson Park sports and leisure centre, walks and stunning locations to sit by or be on the river Lea which runs through the town and surrounding countryside.

With regards to education, you are in one of the best places in the country. You have the prestigious Presdales secondary and sixth form school for girls and Chauncy secondary and sixth form. Of course there are also multiple nursery's and well regarded primary schools.

If you don't live in Ware already, then look no further for your next home!

