

## YORKES MEWS, WARE

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\*CHAIN FREE\* Enviably situated in the centre of town overlooking the priory gardens and within a few minutes' walk of the high street plus train station, Ensum Brown offer this spacious and well-presented first floor apartment with 2 double bedrooms, a large lounge/diner and allocated parking. Internal viewing recommended.

GUIDE PRICE  
**£260,000**

- First Floor Town Centre Apartment
- Fitted Kitchen & Bathroom
- Beautiful Communal Gardens
- Exclusive Development
- Two Double Bedrooms
- Views Over Priory Gardens
- Open-Plan Lounge/Diner
- Long Lease Term Remaining
- Allocated Parking

Ware  
**01920 412200**

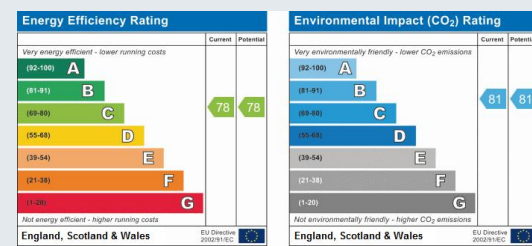
110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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





# YORKES MEWS, PRIORY STREET, WARE

GUIDE PRICE  
**£260,000**

**\*CHAIN FREE\*** Enviably situated in the centre of town overlooking the priory gardens and within a few minutes' walk of the high street plus train station, Ensum Brown offer this spacious and well-presented first floor apartment with 2 double bedrooms, a large lounge/diner and allocated parking. Internal viewing recommended.

## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this spacious first floor apartment in a prominent position overlooking the Priory Gardens in the centre of the pretty market town of Ware. This excellent home presents an ideal purchase for the first time buyer or investment purchaser.

Being set in Priory Street just a stones throw from Ware's bustling High Street with its Café style culture complimented by numerous bars, pubs and restaurants, Ware offers a great lifestyle and convenience for those looking to commute into London with the station being an easy walk from the property. There is a good range of local shops together with sports and recreational amenities. Lovely riverside walks are also on the doorstep.

Approached at the rear of Yorkes Mews a communal hallway and stairs lead up to the first floor off which the front door leads into the apartment. The hallway is spacious with built in storage and doors into the bedrooms, bathroom and into the main living room. The living room is a lovely large and bright room with double glazed windows to the front aspect overlooking the Priory gardens.

The kitchen is open plan to the living room making this a really social room. The kitchen benefits from a range of wall and base units with a built in oven and hob with a cooker hood over. There is an integrated washing machine, fridge/freezer and dishwasher. A double glazed window overlooks the garden to the rear. There are two double bedrooms, one with built in double wardrobes and a bathroom at the rear with frosted window.

At the rear of Yorkes Mews are attractive communal gardens and there is a reserved car parking space. Bin store.

## GENERAL INFORMATION

We have been informed by our client, but are awaiting verification, that the lease is the remainder of 125 years from 2003. The annual management charge is in the region of £1800 which includes buildings insurance. The ground rent is approximately £250 per annum.

All mains services are connected.  
Gas fired central heating by radiators.  
Double glazed windows.

EPC Rating C

## 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!

