



- Ideal First Time Purchase
- Town Centre Location
- Beautifully Presented
- Large One Bedroom Flat
- Open Plan Kitchen/Lounge
- First Floor Apartment
- Allocated Parking
- Gated Development
- Lease in excess of 100 Years

FRENCH HORN COURT, WARE

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Ensum Brown are pleased to bring this charming unique and rarely available One bedroom first floor flat to the market. The property is conveniently located above shops on the high street in Ware within easy reach of all of the shops and mainline station.

GUIDE PRICE
£240,000

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.

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



FRENCH HORN COURT, CHURCH

GUIDE PRICE
£240,000

Ensum Brown are pleased to bring this charming unique and rarely available One bedroom first floor flat to the market. The property is conveniently located above shops on the high street in Ware within easy reach of all of the shops and mainline station.

PROPERTY INSIGHT

Ensum Brown are pleased to bring this charming unique and rarely available One bedroom first floor flat to the market. The property is conveniently located above shops on the high street in Ware and is within easy reach of all of the shops and mainline station.

As you arrive off the high street the property is situated behind gated access and entrance to the flat is through the large black formal door to your right. Once you have navigated the stairs up to the flat you will walk into the main entrance hallway. This gives access to the WC/cloakroom and stairs down to the open plan kitchen/sitting room. The kitchen has a good range of base and wall storage units, electric hob with electric oven below and integrated extractor above. The lounge area faces the front and overlooks the vibrant high street, and has cast iron radiators below and to the side of the original fireplace. The bedroom also faces the front with large windows and cast iron radiators below, it also has an en-suite with shower over the bath, its own window with radiator below, fully tiled walls, pedestal hand wash basin and good size storage cupboard.

The property also benefits a large attic space with ladder access.

To conclude this is a spacious and very well presented period apartment located centrally in Ware with great access to all amenities.

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!

