



- Immaculately Presented Flat
- Open Plan Lounge/Dining Room
- Re-Fitted Kitchen
- 2 Double Bedrooms
- En-Suite To Master
- Re-Fitted Bathroom
- Secure Allocated Parking
- Communal Gardens
- Close To Station & Town Centre

STEWART PLACE, WARE

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Ensum Brown are delighted to offer for sale this immaculately presented 2 double bedroom flat that is superbly located close to both the station & town centre. The property benefits from an en-suite, recently replace kitchen & bathroom. Internal viewing essential for full appreciation.

GUIDE PRICE
£260,000

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	84
(69-80)	C		
(55-68)	D		



STEWART PLACE, STATION ROAD,

GUIDE PRICE
£260,000

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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this immaculately presented and recently improved third floor flat, with lift access, that is located in close proximity to both the train station and the town centre. The secure gated grounds and communal gardens of this sought-after development are kept immaculately. This particular property benefits from an allocated parking space and there are further visitors parking spaces available with permits.

Entering this home, you will find that it is presented in perfect decorative order and with neutral décor, this a theme throughout. You could certainly move into this home and not have to spend a penny if you didn't wish.

Accommodation comprises of an entrance hall with built in storage cupboard and with a telephone entry system. The main reception room is a generous, open plan, lounge and dining room that leads through to a re-fitted kitchen. The kitchen is re-fitted with a range of white wall and base units with work surfaces over with an inset stainless steel single bowl sink and drainer unit. The kitchen includes an integrated oven, four plate electric hob with extractor over, dishwasher, washing machine and fridge/freezer. Nicely completed with tiled splash backs and wood effect flooring.

The property has two double bedrooms and certainly no box room. The master bedroom has the use of an en-suite shower room with a three-piece suite in white. The second bedroom has the use of a further bathroom that has only recently been re-fitted. The stylish white suite includes a panelled bath with shower over and glass screen, low level w.c. with concealed cistern and vanity unit housing a wash hand basin.

Call Ensum Brown today to arrange your private viewing appointment, we don't believe that there is any available flat on this development offered in better condition than this. You won't be disappointed.

AGENTS NOTES

Tenure: Leasehold
Lease Length: 134 Years Remaining
Service Charge: £2340 Per Annum
Ground Rent: £168 Per Annum

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!

