

- Spacious Split-Level Maisonette
- Fully Refurbished Throughout
- Superb Living/Dining Room
- Re-Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Newly Installed Double Glazing
- Lovely Communal Gardens
- Residents Parking & Garage
- No Upward Chain

## BROADMEADS, WARE

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\*CHAIN FREE\* Ensum Brown are delighted to offer for sale this fully refurbished split-level maisonette in a gated development positioned within a short walk of Ware train station and high street. Featuring a spacious lounge/dining room, re-fitted kitchen and bathroom plus 2 double bedrooms. Residents parking and garage en-bloc. Must view!

OFFERS IN EXCESS OF  
**£290,000**

Ware  
**01920 412200**

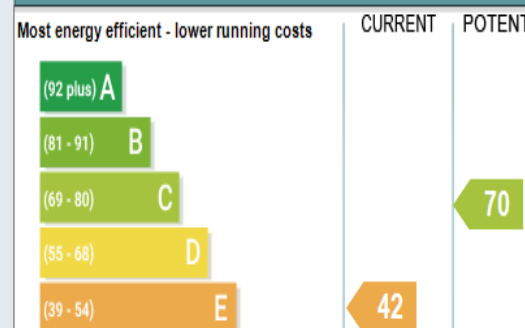
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Written quotations available on request. All loans secured on property. Life assurance is usually required.





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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this spacious two double bedroom split-level maisonette, centrally located in this popular residential development. The property is within walking distance to Ware's bustling and vibrant high street, and just a 10 minute walk to the train station which offers fast links into both Tottenham Hale & London Liverpool Street. This maisonette has been superbly upgraded recently to include newly installed front door and windows, newly fitted flooring throughout, representing an ideal first-time or investment purchase. It also benefits from an approximate lease term remaining of 90 years plus low ground rent & service charge fees.

The development the property is situated on plays host to well-maintained communal gardens and ample parking facilities. The front door to the property is accessed via the front of the building and this opens into a welcoming entrance hall with stairs leading up to the first floor accommodation. The first floor landing is particularly spacious with doors leading off to the kitchen, living/dining room and cloakroom/WC along with another staircase leading up to the second floor accommodation.

On the first floor, the living/dining area is an extremely spacious room and offers newly fitted carpet, underfloor heating controlled by newly installed thermostats and newly installed double glazed window to the rear aspect overlooking the communal gardens. There is ample space for a dining table and chairs, and the room also contains a large storage cupboard. This is a lovely bright room and has a really warm cosy feel to it.

The spacious kitchen has been comprehensively fitted with a range of matching wood wall and base units complemented by Quartz worksurfaces. There is an integrated fridge as well as space for the fridge/freezer and washing machine (appliances to remain). Built-in double oven, 4-ring hob and stainless steel extractor over. 1.1/2 bowl stainless sink with matching tap. Also featuring a newly installed double glazed window to the front aspect and grey effect laminate flooring. Completing the first floor accommodation there is a re-fitted cloakroom/WC comprising a low level flush WC with vanity cupboard under, wash hand basin with newly installed double glazed window to the front aspect and storage cupboard.

The second floor staircase is newly carpeted and leads up to the two double bedrooms and bathroom. The landing is spacious and bright with door to a linen cupboard.

The principal bedroom is a particularly large room with ample space for freestanding wardrobes, newly installed double glazed window to rear aspect, two radiators, newly fitted carpet and door to storage cupboard. The second bedroom is also a good-size double bedroom and would make an ideal guest bedroom; featuring a newly installed double glazed window to the front aspect, radiator and newly fitted carpet.

The tastefully re-fitted bathroom features a three piece suite comprising wash hand basin with chrome mixer tap & vanity unit under, bath with chrome mixer tap and wall mounted chrome shower, low level flush WC, newly installed obscured double glazed window to front aspect, grey effect laminate flooring and tiled walls.

Externally, as previously mentioned, there are well-maintained communal gardens surrounding the development and the property comes with ample parking facilities for the residents available on a first-come first-served basis. The property also benefits from a garage en-bloc.

## 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.

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

