

- Spacious Top Floor Apartment
- Well-Presented Throughout
- Superb Lounge/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Walk To Town & BR Station
- Garage & Parking
- Chain Free Sale
- Ideal First-Time/Investment Buy

COZENS ROAD, WARE

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Ensum Brown are pleased to offer this spacious top floor apartment in a popular location within walking distance to the high street and train station. Features include a bright lounge/dining room, separate kitchen, two double bedrooms and bathroom. Ideal first-time or investment purchase.

GUIDE PRICE
£250,000

Ware
01920 412200

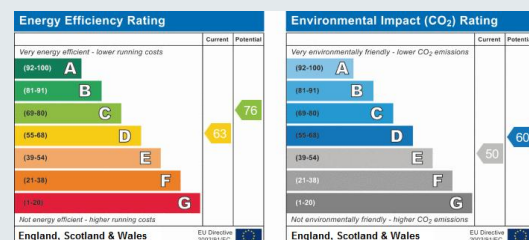
110 High Street, Ware, Hertfordshire, SG12 9AP

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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 WELLINGTONWISE 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.



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PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this spacious two double bedroom top floor apartment, perfectly positioned in this popular residential development. The property is within walking distance to Ware's bustling and vibrant high street, and just a 15 minute walk to the train station which offers fast links into both Tottenham Hale & London Liverpool Street. The property is presented to a good standard and would represent an ideal first-time or investment purchase. It also benefits from a long lease, low ground rent & service charge fees.

The development the property is situated on plays host to well-maintained communal gardens and ample parking facilities, it comes with a parking space for one car plus a single garage ideal for additional storage requirements.

The communal entrance hall is well-maintained, there is a staircase leading up to top floor where this property can be found on the left-hand side. Once inside the apartment, the entrance hall is welcoming and spacious with fitted carpet, radiator and doors leading off to the kitchen, bathroom, lounge/dining room and two double bedrooms.

The kitchen is comprehensively fitted with a matching range of light wood wall and base units complemented by laminate worktops. There is space for a fridge/freezer, low level freezer, cooker and washing machine (these items can be left as part of the agreed sale price). Double oven electric cooker with 4-ring hob. Door to larder cupboard and additional built-in storage cupboard housing fuse board. Two double glazed windows to the rear aspect with lovely countryside views over fields.

Moving on to the lounge/dining room, this is a bright and spacious room with fitted carpet, TV point, attractive feature fireplace, space for dining table and chairs, double glazed window to the front aspect. The two double bedrooms are both well-proportioned with the master bedroom to the front of the property offering fitted carpet, double glazed window to the front aspect, TV point, door to large built-in storage cupboard. The second bedroom is equally of a good size and benefits fitted carpet, TV point, double glazed window to the rear aspect offering superb views over fields.

The bathroom is fitted with a 3-piece suite comprising bath with chrome mixer tap, handheld chrome shower and low level flush WC, obscured window to rear aspect and laminate flooring.

Externally, as previously mentioned, there are well-maintained communal gardens surrounding the development and the property comes with a single garage within a purpose-built block plus parking for one car with additional visitors parking available on a first-come first-served basis.

A perfect starter home or to buy-to-let investment, please call us to arrange your accompanied viewing, you won't be disappointed!

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!

