

Taylor Phelps are pleased to offer this spacious two bedroom ground floor apartment positioned within this highly regarded gated development in Ware town centre close to Ware train station which serves both Hertford East and London Liverpool Street! This superb apartment benefits from its own private entrance door, two modern bathrooms, a good size living room with separate high spec refitted kitchen and an extended lease. Externally there is parking for both residents and visitors and the added benefit of EV charging points.





























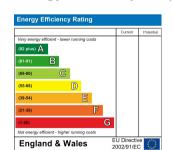
Floor Plan

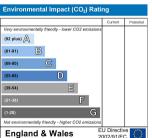
## **GROUND FLOOR / OWN FRONT** DOOR **ENSUITE** BEDROOM 14'6" x 9'0" 4.42m x 2.75m LOUNGE / DINER 21'0" x 14'3" BATHROOM 6.41m x 4.35m BEDROOM 12'2" x 6'6" 3.70m x 1.98m KITCHEN 10'7" x 7'7" 3.22m x 2.31m rey attempt has been made to ensure the accuracy of the footplan contained here, measurements, windows, comis and any other fleens are approximate and no responsibility is taken for any error, or or mis-statement. This plan is for illustrative purposes only and should be used as such by any expurishase. The services, systems and applances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropix (2025)

## Area Map



## **Energy Efficiency Graph**





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