

Cowper Close  
Ware, SG12 0GJ  
Price £136,000

**ma**  
morgan alexander





## Cowper Close Ware, SG12 0GJ

Full Market Value: £340,000  
Minimum Deposit: £13,600  
Estimated Monthly Cost: £1,447.97  
(Rent: £671.36 · Service Charge: £104 · Mortgage: £672.61)

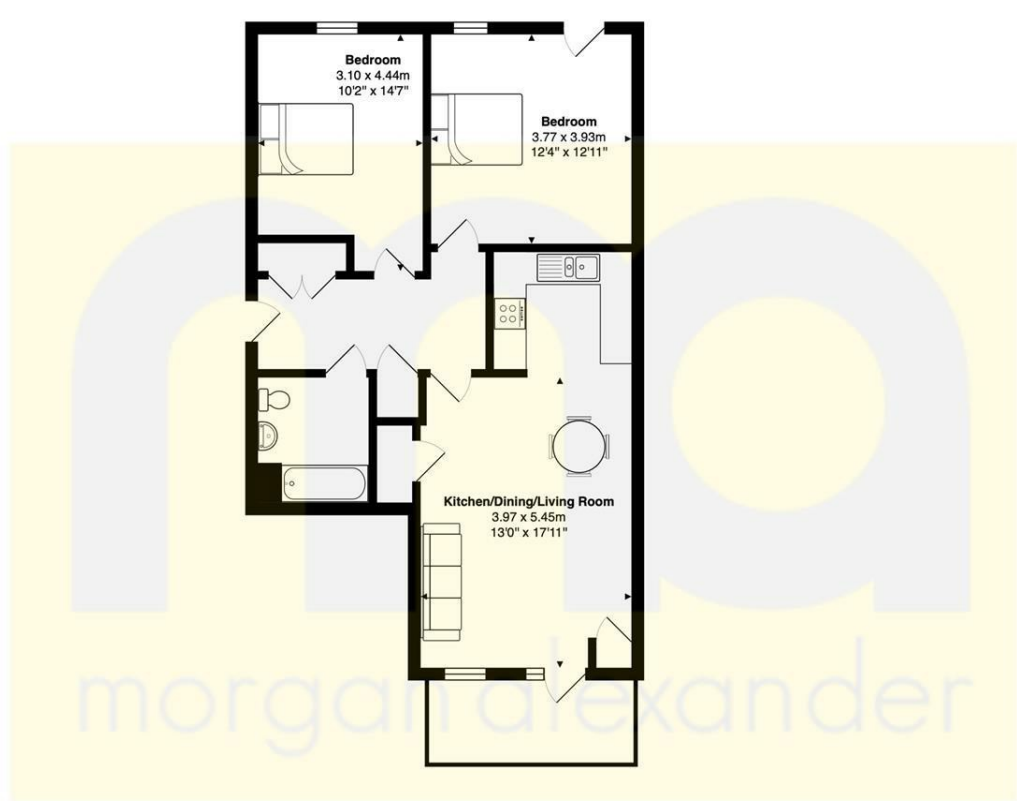
Positioned within easy reach of Ware's bustling High Street, excellent transport links and highly regarded local schools, including Chauncy Secondary and St Catherine's Primary, this modern apartment offers an ideal opportunity for first-time buyers or downsizers looking to secure an affordable foothold in this vibrant market town.

The property, originally constructed circa 2018, offers approximately 750 sq ft of thoughtfully arranged accommodation, presented in excellent condition throughout. The spacious open-plan living/dining area is flooded with natural light and provides a superb space for both everyday living and entertaining. The contemporary fitted kitchen offers ample storage and integrated appliances, while the modern family bathroom is finished to a high standard.

Both bedrooms are well-proportioned doubles, with large windows ensuring a bright and airy feel throughout. A particular feature of this apartment is the rare benefit of a private balcony, offering a perfect space for morning coffee or al-fresco dining.

Externally, the property further benefits from an allocated parking space and access to well-maintained communal gardens. The River Lea towpath is nearby, offering picturesque walks through open countryside and into Hertford. Ware BR Station (Oyster connected) is also within walking distance, providing fast and regular services into central London — making this an excellent choice for commuters.





First Floor

Total Area: 74.2 m<sup>2</sup> ... 798 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**PROPERTY MISDESCRIPTIONS ACT 1991**  
 The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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