



BigBlackHen.com

The beautifully simple new way to sell your home



Greenways, Ware

A beautifully presented, light and spacious first floor maisonette, with communal walled garden and car-port, just a short walk from the town centre.

£320,000

01992 87 85 80



Overall Description

This is a lovely modern first-floor maisonette, one of only six in this exclusive development, which sits in an excellent elevated position with a pleasant outlook, yet just a short walk from the town centre. The property has a light, spacious and contemporary feel and is immaculately presented throughout with double-glazed windows, a new gas boiler (2023) and a long 94 year lease. There is a good-sized central hallway leading to the dual-aspect sitting/dining room, which overlooks the walled garden and the characterful Georgian apartment conversion behind. There is a modern kitchen and bathroom as well as two bedrooms, the dual-aspect master having a bay window to the front and fitted wardrobes and cupboards. Outside there are communal walled garden, an allocated space in the large car-port and extra visitor parking. If you are looking for a superb and very private first floor apartment that's also close to everything that Ware has to offer, then look no further.

Location

The property is situated in an elevated position yet is only a short walk to the High Street, with its excellent range of local shops, restaurants, pubs and other amenities. The property is under a 10-minute walk from the station which has regular trains to London Liverpool Street (c.45 minutes). Ware also offers easy access to the A10/M25 so is popular with professionals that need to commute to London but are looking for a better quality of life. The town has a thriving local community with a lively night-life as well as plenty of sporting, leisure and social activities (see www.wareonline.co.uk for details of local events). The town is surrounded by beautiful Hertfordshire countryside with plenty of riverside and rural walks and cycle paths to explore.

Accommodation

A path leads along the communal garden to the glazed front door into the:

Entrance Hall 4' x 3' (1.22m x 0.91m)

Stairs to first floor landing. Cat-flap.

First Floor

Stairs lead up to the landing. Two storage cupboards (one with space for tumble-drier). Loft hatch (with large loft space that spans the length of the property). Radiator with cover.

Sitting/Dining Room 14'6 x 12'2 (4.42m x 3.71m)

A light dual-aspect room with windows to side and rear and a pleasant aspect. Wood-effect laminate floor. TV aerial point. Telephone point.

Kitchen 12'2 x 5'11 (3.71m x 1.80m)

Window to side. Kitchen units with wood-effect roll-top worksurfaces and a ceramic sink with tiled splash-back. Electric oven with gas hob and stainless steel extractor fan above. Space for fridge/freezer. Space and plumbing for washing-machine. Wood-effect laminate floor. Lighting under the wall units. Ceiling spotlights. Wall-mounted gas boiler (new 2023).

Bedroom One 12'2 x 11'6 into bay (3.71m x 3.51m into bay)

Another dual-aspect room with bay window to front, window to side and a pleasant aspect. Large fitted wardrobe unit. Fitted chest of drawers. TV aerial point. Radiator.

Bathroom 6'1 x 5'6 (1.85m x 1.68m)

Frosted window to front. "P" shaped panel bath with shower attachment, curved glass shower screen and tiled surround. Low-level wc. Wash-hand basin. Large wall mirror with overhead light. Modern heated towel-rail. Tile-effect laminate floor. Spotlights. Extractor fan.

Bedroom Two 10'2 x 6'11 (3.10m x 2.11m)

Window to rear overlooking the garden. Radiator.

Outside

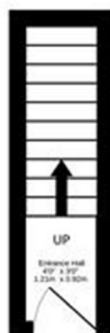
The apartment has use of a large communal walled garden to the rear with a central lawn and flower beds. Communal SHED (with storage space). There is an allocated parking space in the car-port to the rear with further visitor parking opposite.

Services and Other Information

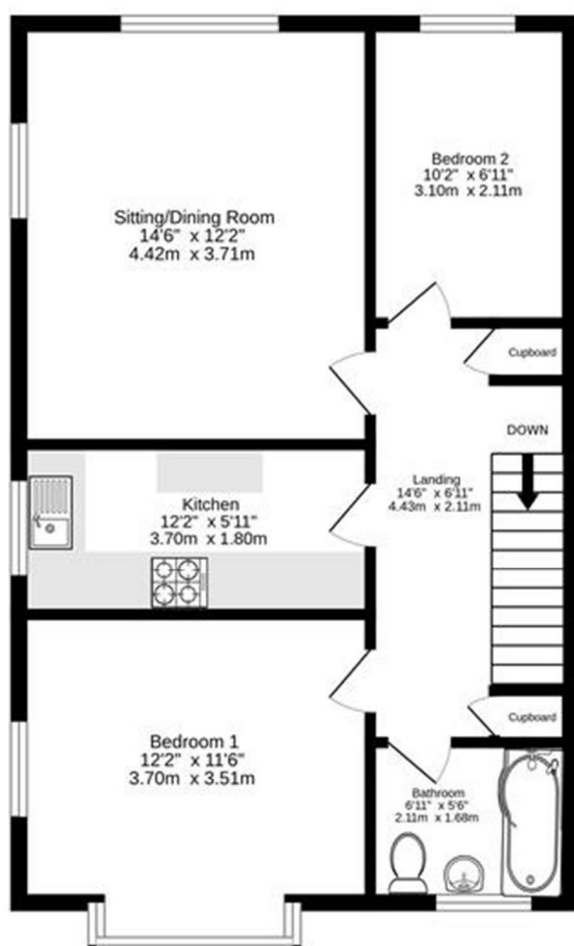
Mains water, drainage, gas and electricity. Gas central-heating (new boiler 2023). Leasehold: 125 year lease from 29th September 1993 (c.93 years remaining). Service Charge of c.£500 per annum. Ground Rent: based upon a small (1/1000) percentage of the sale price – estimated to be around £300 (Please see lease for full details). TV aerial. Telephone connected.



Ground Floor
33 sq.m. (352 sq.ft.) approx.



1st Floor
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



BigBlackHen.com