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River Street, Ware

A light and spacious second floor apartment, with pleasant views over the river, just a short walk from the station and town centre. Long lease.

£240,000

01992 **87 85 80**

Overall Description

This is a second floor apartment in a good central town location, with the added benefit of having a pleasant aspect down onto the River Lea, running just behind the development. The apartment has a nice private feel being tucked away on the top floor and is light and bright throughout. There is an entrance hall with storage cupboard, dual-aspect sitting/dining room with pleasant river views, kitchen, master double-bedroom with fitted wardrobes and a modern bathroom with a new suite fitted a few years back. Outside there are communal gardens and an allocated parking space in the car-park to the side. The property has a long lease with around 259 years remaining, gas central-heating and double-glazed windows. If you are looking for a really nice flat in a private position, yet really central to the town centre and station, then viewing is highly recommended. This apartment is being sold with no onward chain.

Location

The property is in a tucked away yet very central riverside location, close to the centre of the popular Hertfordshire town of Ware, just a stone's throw from the high street and around five minutes' walk from the station. Ware has a very good range of local shops, restaurants, pubs, supermarkets and other amenities, as well as being handy for commuting, with the railway station providing regular trains to London Liverpool Street in around 45 minutes and the A10 providing easy access to the M25. There are very good schools at all levels in the local area and the town has a thriving local community with plenty of sporting, leisure and social activities. Ware is surrounded by pleasant countryside with riverside and rural walks and cycle paths to explore - you can even access the tow path along the River Lea, leading all the way into London, a short walk away on the other side of the river.

Accommodation

A glazed front door leads into the communal hallway. Stairs lead up to the second floor where the front door leads into the:

Entrance Hall 18'2 x 5'6 widest (5.54m x 1.68m widest)

Airing cupboard with factory-lagged hot water cylinder and cold water storage tank. Storage cupboard with wooden-slatted shelving. Radiator.

Sitting/Dining Room 17'11 x 12'9 into bay (5.46m x 3.89m into bay)

One window to the front and two to the side (one a bay window) looking down to the river. TV aerial point. Radiator.

Kitchen 7'9 x 7'2 (2.36m x 2.18m)

Window to front. Kitchen units with roll-top worksurfaces, stainless steel sink unit and a tiled splash-back. Space for electric oven. Space for fridge. Space/plumbing for washing-machine. Wall-mounted gas central-heating boiler.

Bedroom 11'10 x 10' (3.61m x 3.05m)

Two windows to front. Double wardrobe unit. TV aerial point. Radiator.

Bathroom 7'2 x 6'3 (2.18m x 1.91m)

Panel bath with electric shower above. Low-level WC. Wash-hand basin. Double shaver socket. Tiled walls. Wood-effect vinyl floor. Modern heated towel-rail.

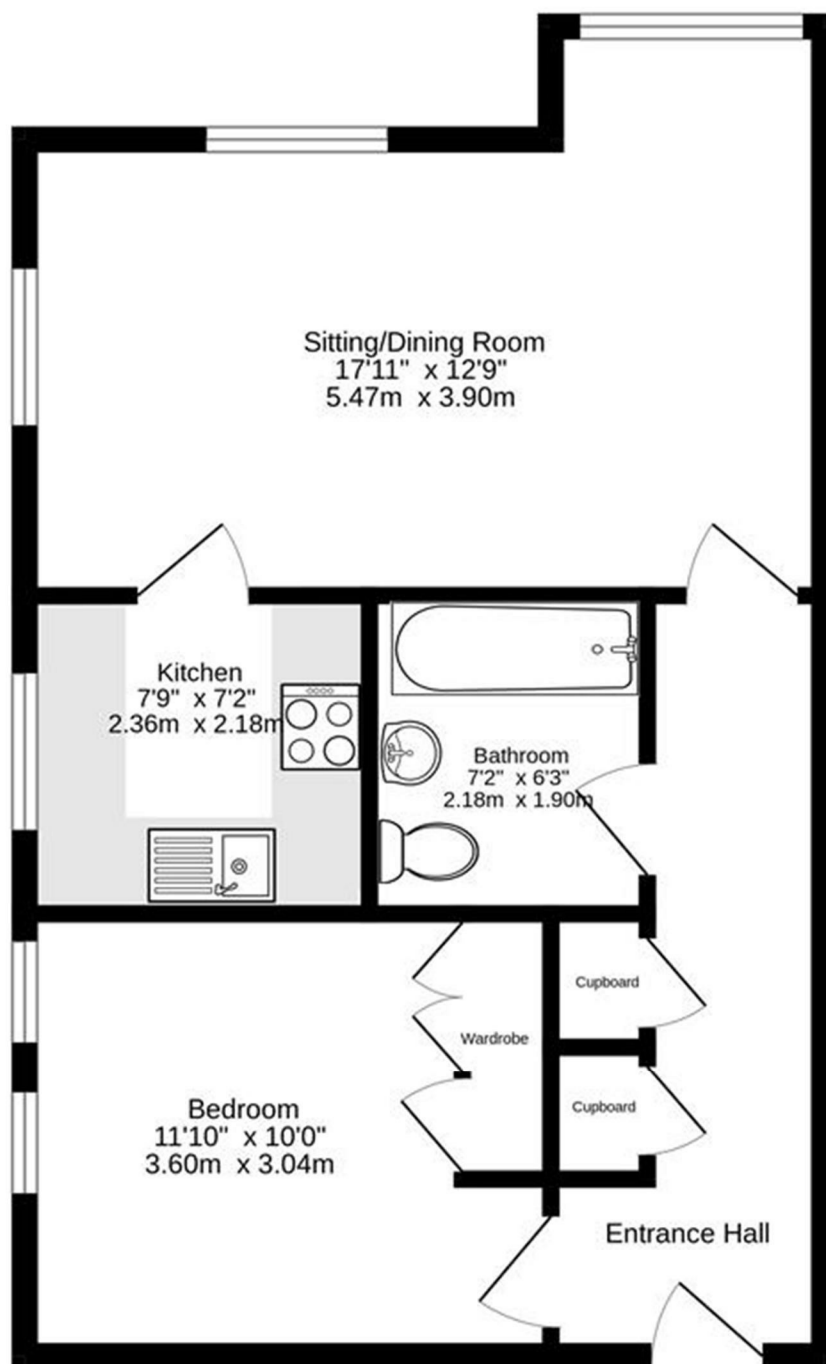
Outside

The apartments have communal gardens to the front and a car park to the side with one allocated parking space.

Services and Other Information

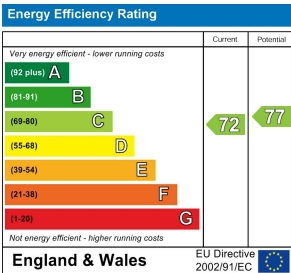
Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Leasehold: Lease is 299 years from the 1st of January 1986 (c. 259 years remaining). Service Charge: £1,797 per annum. Ground Rent: Peppercorn. Council Tax band: B.

Ground Floor
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 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.
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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.