



**Trapstyle Road, Ware SG12 0BX**

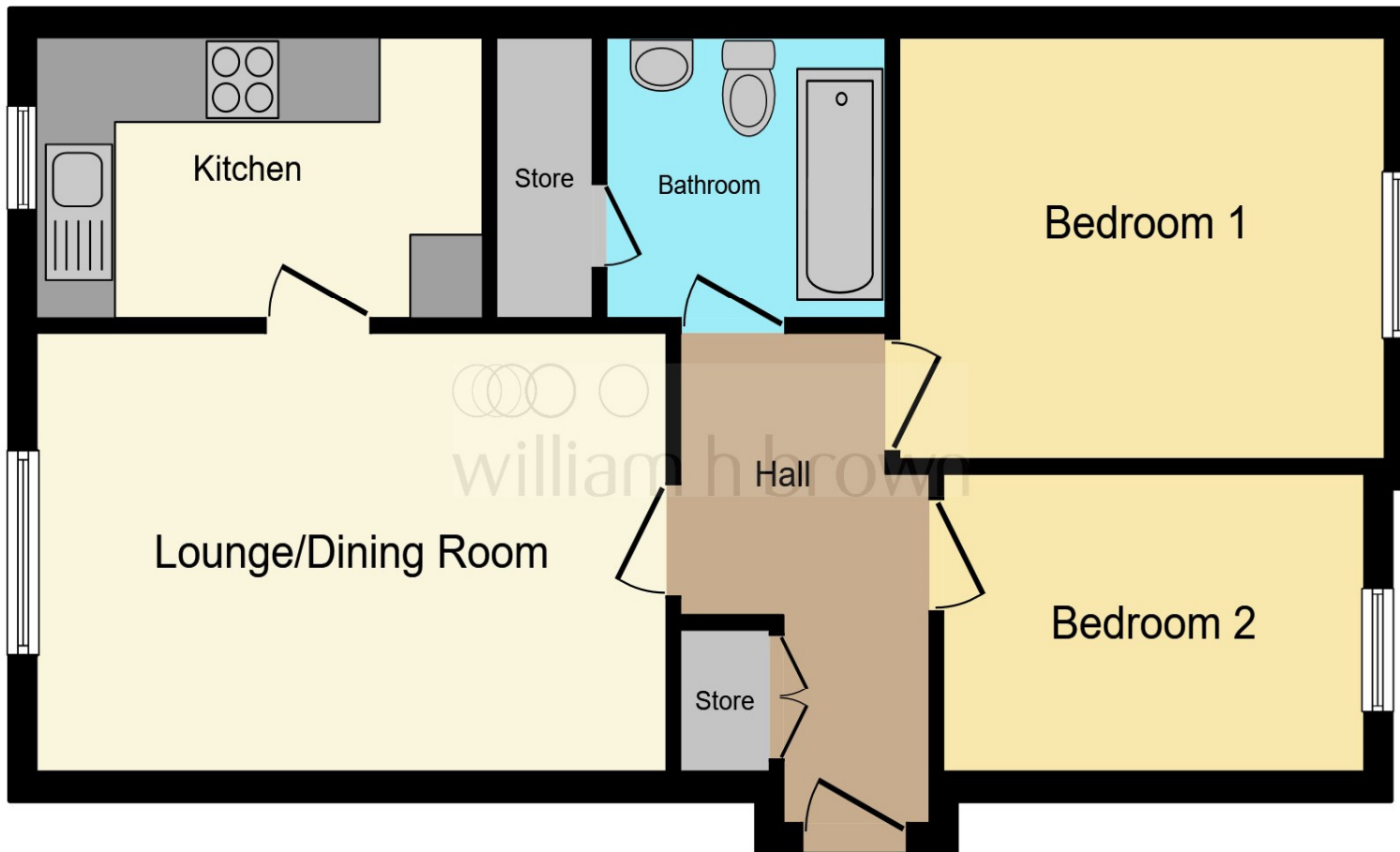


**welcome to**

## **Trapstyle Road, Ware**

This spacious first-floor flat, located on the outskirts of Ware town, offers an excellent opportunity for those looking to add their personal touch. The property features generous living space with ample natural light, well-proportioned bedrooms, a functional kitchen, and a bathroom, all in need of refurbishment to unlock its full potential. Situated in a convenient location with easy access to local amenities and transport links, this flat is ideal for first-time buyers, investors, or anyone keen to undertake a renovation project. With a bit of TLC, this property could be transformed into a charming and comfortable home



**Living Room**

10' 2" x 15' 7" ( 3.10m x 4.75m )

**Kitchen**

6' 5" x 11' 1" ( 1.96m x 3.38m )

**Bedroom One**

12' 1" x 9' 10" ( 3.68m x 3.00m )

**Bathroom**

Total floor area 53.7 m<sup>2</sup> (578 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Trapstyle Road, Ware**

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- RENOVATION PROJECT
- INVESTMENT OR FIRST TIME BUYERS
- LOCATED NEARBY TOWN AND WARE TRAIN STATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £215,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107546](https://williamhbrown.co.uk/Property/WRE107546)



Property Ref:  
WRE107546 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01920 465411**



[Ware@williamhbrown.co.uk](mailto:Ware@williamhbrown.co.uk)



80 High Street, WARE, Hertfordshire, SG12 9AT



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**