



**Bowsher Court, Ware SG12 7EB**



**welcome to**

## **Bowsher Court, Ware**

This charming two-bedroom ground floor apartment offers a comfortable and convenient lifestyle in the heart of Ware town centre. Situated within a secure gated development, it features a private front door for added privacy and security.

Inside, the apartment boasts an entrance hall leading to a spacious sitting/dining room, perfect for relaxing or entertaining guests. The fitted kitchen is well-equipped and conveniently located for everyday use. The master bedroom benefits from an en-suite bathroom, providing additional privacy and comfort.





## Accommodation Comprises

### Entrance Hall

### Sitting Room

11' 4" into door recess x 16' 6" max ( 3.45m into door recess x 5.03m max )

### Fitted Kitchen

10' 8" max x 5' 10" max ( 3.25m max x 1.78m max )

### Bedroom 1

12' 10" max x 9' into wardrobe ( 3.91m max x 2.74m into wardrobe )

### En Suite Shower Room

### Bedroom 2

12' 11" max x 6' 6" max ( 3.94m max x 1.98m max )

### Exterior

Total floor area 58.6 m<sup>2</sup> (631 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)

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## **Bowsher Court, Ware**

- CHAIN FREE
- TWO BEDROOM APARTMENT
- GROUND FLOOR
- SECURE GATED ENTRANCE
- MASTER BEDROOM WITH EN-SUITE

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1820.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107678](https://williamhbrown.co.uk/Property/WRE107678)



Property Ref:  
WRE107678 - 0002

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