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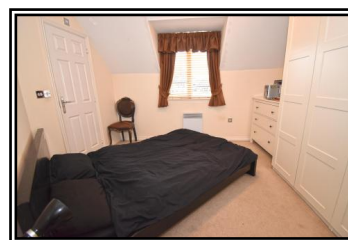
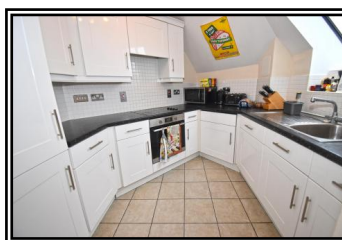
*Dedicated To
Quality Without
Compromise*

*For A Free
Valuation Without
Obligation Please
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**STEWARTS PLACE,
WARE, HERTFORDSHIRE, SG12 9UN.**



Forming part of this award winning development which is located within the heart of Ware town, this well presented, second floor, two bedroom, two bathroom, luxury apartment, is offered unfurnished but with white goods, provides well proportioned accommodation and benefits from secure gated parking.

Ware boasts a wide variety of shops, a selection of restaurants/bars, numerous banks and a range of supermarkets whilst the commuter is catered for with Ware British Rail Station providing a direct link to London's Liverpool Street.

SUMMARY OF ACCOMMODATION

- *RECEPTION HALL*
- *GOOD SIZE SITTING/DINING ROOM*
- *FITTED KITCHEN WITH WHITE GOODS*
- *BEDROOM ONE WITH EN-SUITE SHOWER ROOM*
- *SECOND DOUBLE BEDROOM*
- *GOOD SIZE BATHROOM*
- *ELECTRIC HEATING*
- *DOUBLE GLAZED WINDOWS*
- *COURTYARD SETTING*
- *SECURE GATED PARKING*

**AVAILABLE BEGINNING OF MID JUNE 2025*
NO PETS *NON SMOKERS**

A covered entrance with multi pane glazed door and adjacent entry phone system affords access to:

COMMUNAL ENTRANCE HALL *Courtesy lighting, notice board and staircase to all floors.*

SECOND FLOOR COMMUNAL LANDING *A solid timber door affords access to:*

The Apartment

RECEPTION HALL *Entry phone system, wall mounted electric radiator, beech wood effect flooring and airing cupboard housing the pressurised hot water cylinder with fitted immersion heaters and slatted shelving. Panelled doors to bedrooms, bathroom and:*

SITTING/DINING ROOM *13'10 x 12'6 Double glazed casement doors with Juliette balcony and matching side windows to rear. Recess spotlighting, beech wood effect flooring, wall mounted electric radiator and TV point. Access to:*



KITCHEN *10' x 8'9 Fitted with a range of white high gloss wall and base units with granite effect working surfaces and tiled splashbacks incorporating stainless steel sink drainer with mixer tap. Range of integrated appliances to include; dishwasher, fridge, freezer and washing machine, and electric fan assisted oven and grill with four ring halogen hob and concealed illuminated extractor canopy above. Double glazed window to rear and marble effect tiled floor.*

BEDROOM ONE *13'10 x 11'7 (max) Double glazed window to side with wall mounted electric radiator below. Panelled door to:*



EN-SUITE SHOWER ROOM *10'3 x 6'11 (max) With suite comprising; pedestal wash hand basin, close coupled w.c. and walk-in shower cubicle with thermostatically controlled shower and decorative glass screen. Double glazed window to side, extractor fan, chrome heated towel rail and marble effect tiled flooring.*

BEDROOM TWO 13'9 x 7'11 Double glazed window to front with electric radiator below.



BATHROOM 6'9 x 5'10 Partly tiled with suite comprising: pedestal wash hand basin, close coupled w.c. and panelled bath with mixer tap, hand shower attachment and independent thermostatically controlled shower, curtain and rail. Extractor fan, part mirrored wall, wall mounted electric radiator and marble effect tiled floor.

EXTERIOR

Paved courtyard communal area with raised flower beds and seating areas. Remote controlled entry/exit barrier, allocated parking.



COUNCIL TAX BAND. D £2,507.00 (as of 15th May 2025)

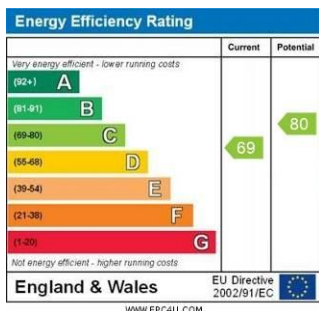
PRICE: £1,350.00 Per Calendar Month

Redress Scheme: - The Property Ombudsman - www.tpos.co.uk

Clients' Money Protection Scheme: - Client Money Protect, Membership No. CMP003840 - www.clientmoneyprotect.co.uk



Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

VIEWING: By appointment with Owners Sole Agents -
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



Important Note: These particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective tenant(s) must make their own enquiries regarding such matters. Det0358

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