

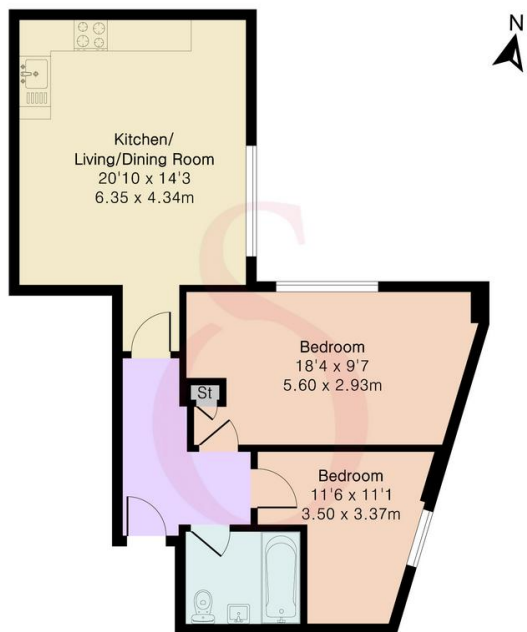


Steven Oates are delighted to offer this fantastic two-bedroom luxury apartment, ideally positioned within this exclusive development in the heart of Ware Town Centre. The property offers bright, spacious and contemporary accommodation throughout, featuring a welcoming entrance hall with entry phone system, an impressive open-plan kitchen and living area with a modern fitted kitchen and integrated appliances, two generous double bedrooms and a stylish modern bathroom suite. Perfectly located for the excellent range of shops, restaurants, cafés and amenities that Ware Town Centre has to offer, the property also benefits from allocated parking. Internal viewing is highly recommended!





Approximate Gross Internal Area 631 sq ft - 59 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.