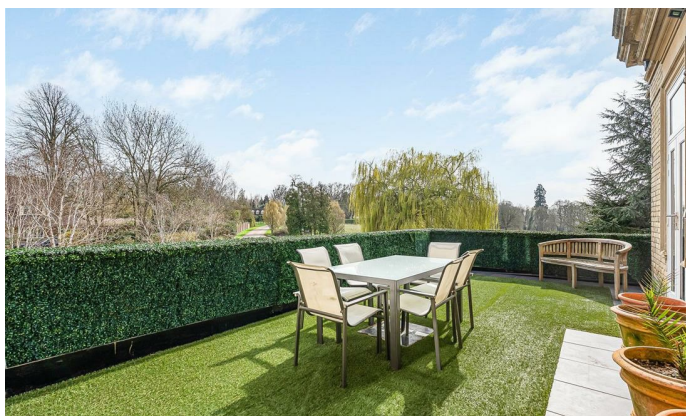




10, Ware Park Manor, Ware
SG12 0DX
Price Guide £625,000



stevenoates.com



10 Ware Park Manor, Ware, Hertfordshire, SG12 0DX

STUNNING DUPLEX APARTMENT WITH PRIVATE OUTDOOR SPACE, SHARE OF FREEHOLD! - An absolutely stunning 2 bedroom duplex apartment is situated on the 1st & 2nd floors of this beautiful converted manor house, has been recently renovated by the current owner throughout to a high specification. The accommodation of this apartment comprises of an entrance doorway stepping in to a bright and airy dining room, which in turn leads into double aspect living room with impressive high ceilings. The kitchen has been stylishly updated benefiting from fitted appliances, two colour designed units and high-end granite overlay worksurfaces. Both the living room & dining rooms access directly out on to a unique private roof terrace with beautiful views. The principle bedroom benefits from a luxury ensuite shower room. The second bedroom has access by way of its own staircase and has amazing 360 degree views of Ware Park. Externally, Ware Park Manor is surrounded by well-manicured communal gardens for the residents to enjoy, with the property also including a garage with electric supply and there is plenty visitor parking available. **CHAIN FREE.**

Ware Park Manor is beautifully set within expansive and useable communal gardens, providing residents with a serene and picturesque setting that feels far removed from the pace of everyday life, yet less than a mile from Hertford/Bengeo itself.

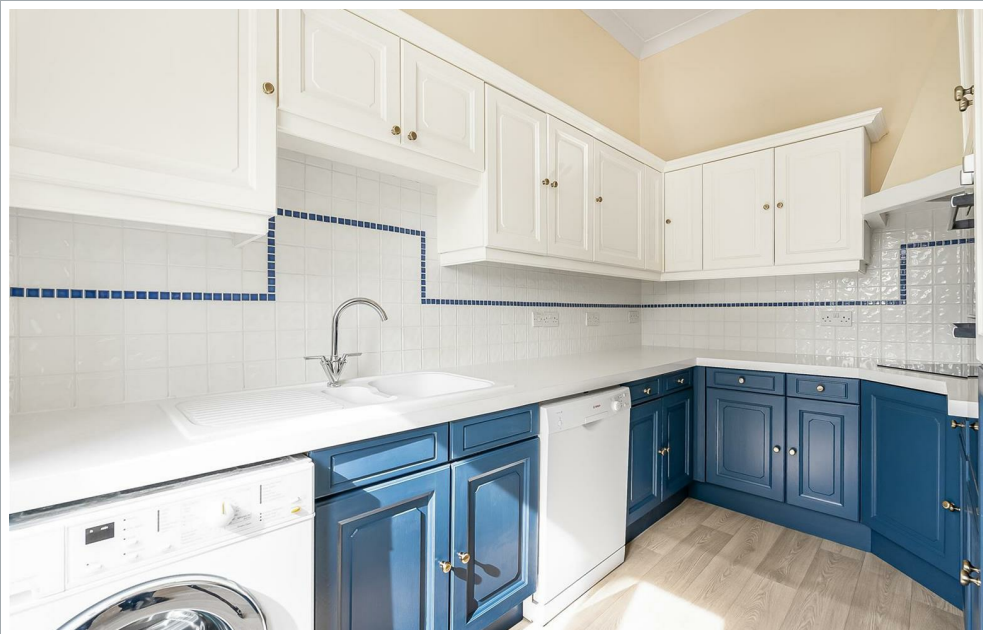
The property is situated around one mile from Hertford town centre, which offers a wide range of shops, restaurants, schools, churches and everyday amenities. Hertford North Station is approximately 2.1 miles away, providing regular services into London King's Cross. The surrounding Hertfordshire countryside also offers excellent leisure opportunities, including riding, walking, golf courses and places of historic interest.



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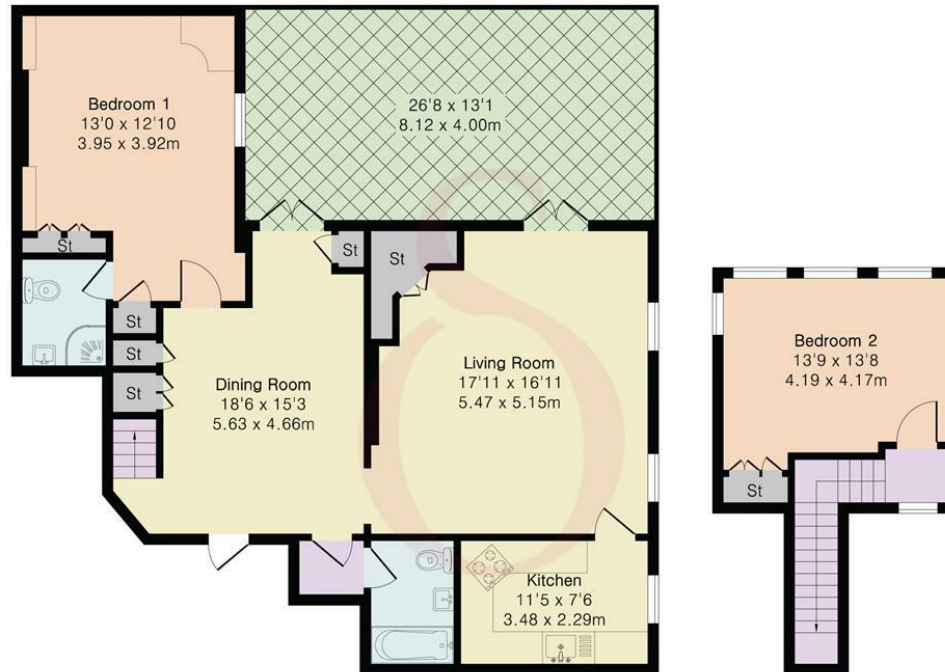


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Approximate Gross Internal Area 1179 sq ft - 110 sq m

First Floor Area 965 sq ft – 90 sq m

Top Floor Area 214 sq ft – 20 sq m



First Floor

Top Floor



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

