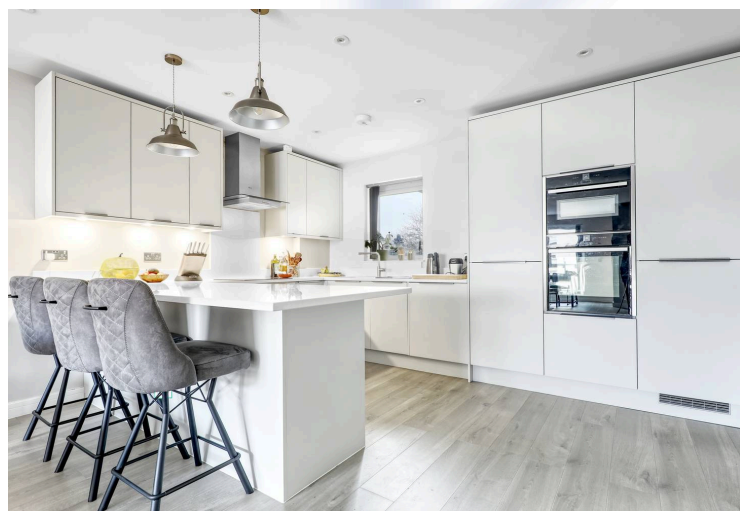




Astoria Place, Amwell End, Ware

£350,000 Leasehold

CHAIN FREE • Private Balconies • Off-Street Parking • Modern Kitchen with Breakfast Bar • Integrated Appliances
• Spacious Living Area • Built-in Mirrored Wardrobes • Lift Access



Accommodation Comprises:

Hallway

Lounge/Kitchen/Diner

28' 3" x 14' 2" (8.61m x 4.32m)

Bedroom 1

13' 10" x 12' 7" (4.22m x 3.84m)

En-suite

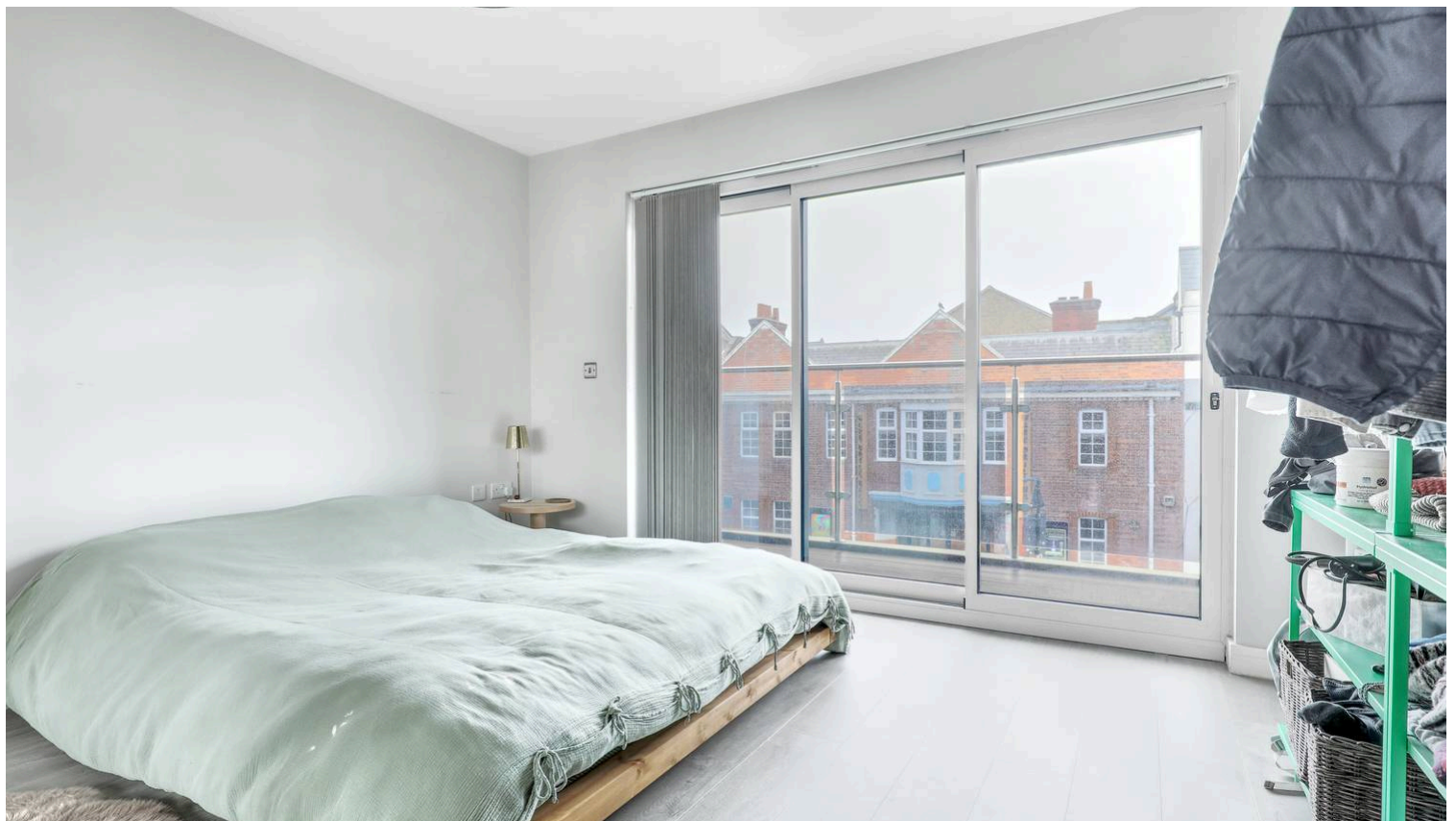
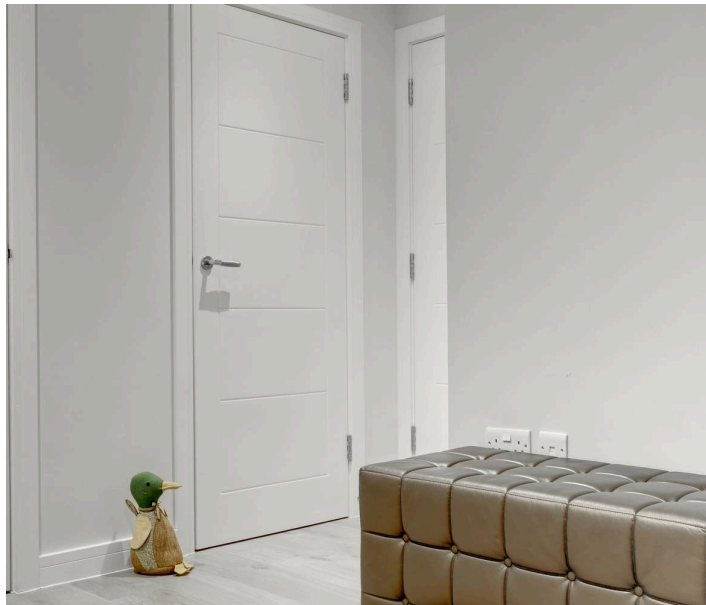
Bedroom 2

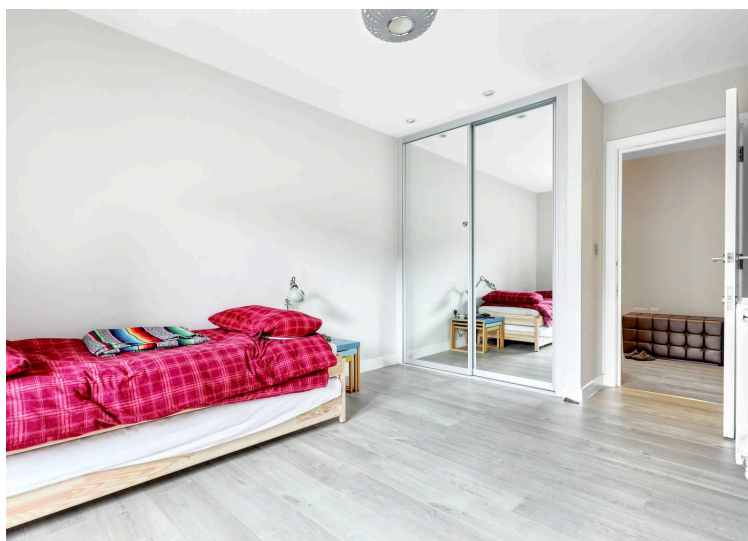
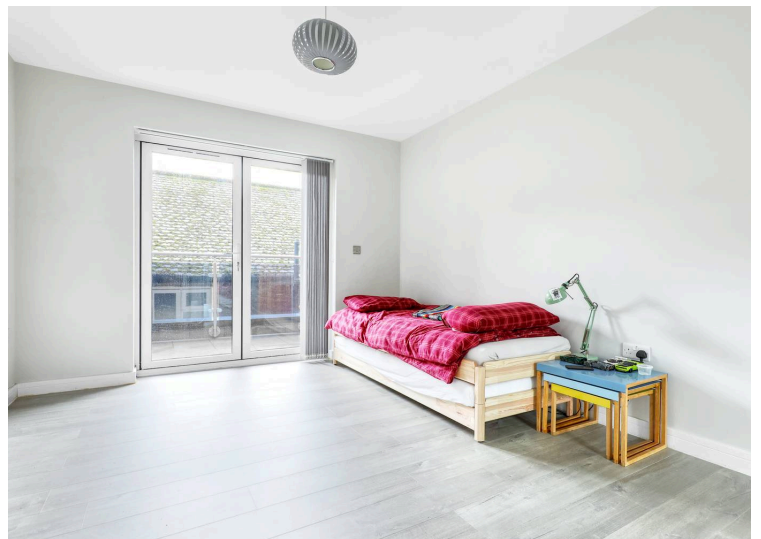
12' 11" x 10' 9" (3.94m x 3.28m)

Bathroom

Anti Money Laundering (AML) Notice

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.







Keith Ian are delighted to present this well-appointed two-bedroom, two-bathroom contemporary apartment, offered chain free and benefiting from lift access and off-street parking.

The property offers a practical and well-balanced layout, ideal for professionals, downsizers or investors seeking a modern, low-maintenance home in a convenient setting. The spacious reception room is filled with natural light via large windows and sliding doors, which open directly onto a private balcony. Modern wood effect flooring and clean, neutral décor create a bright and versatile living space. The kitchen is fitted with high-gloss cabinetry, integrated appliances and a central breakfast bar, providing both additional preparation space and informal dining. The open yet defined layout makes the space well suited for everyday living and entertaining. Both bedrooms are generous doubles, each featuring built-in mirrored wardrobes offering excellent storage. The principal bedroom benefits from direct access to the balcony and its own en-suite shower room. A further modern bathroom serves the second bedroom and guests. The apartment is set within a well-maintained modern building with lift access to all floors, secure entry and the added convenience of retail amenities on the ground floor. With off-street parking and being offered chain free, this property represents a straightforward and attractive purchase.

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South. The mainline station is located approximately 1.5 mile from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

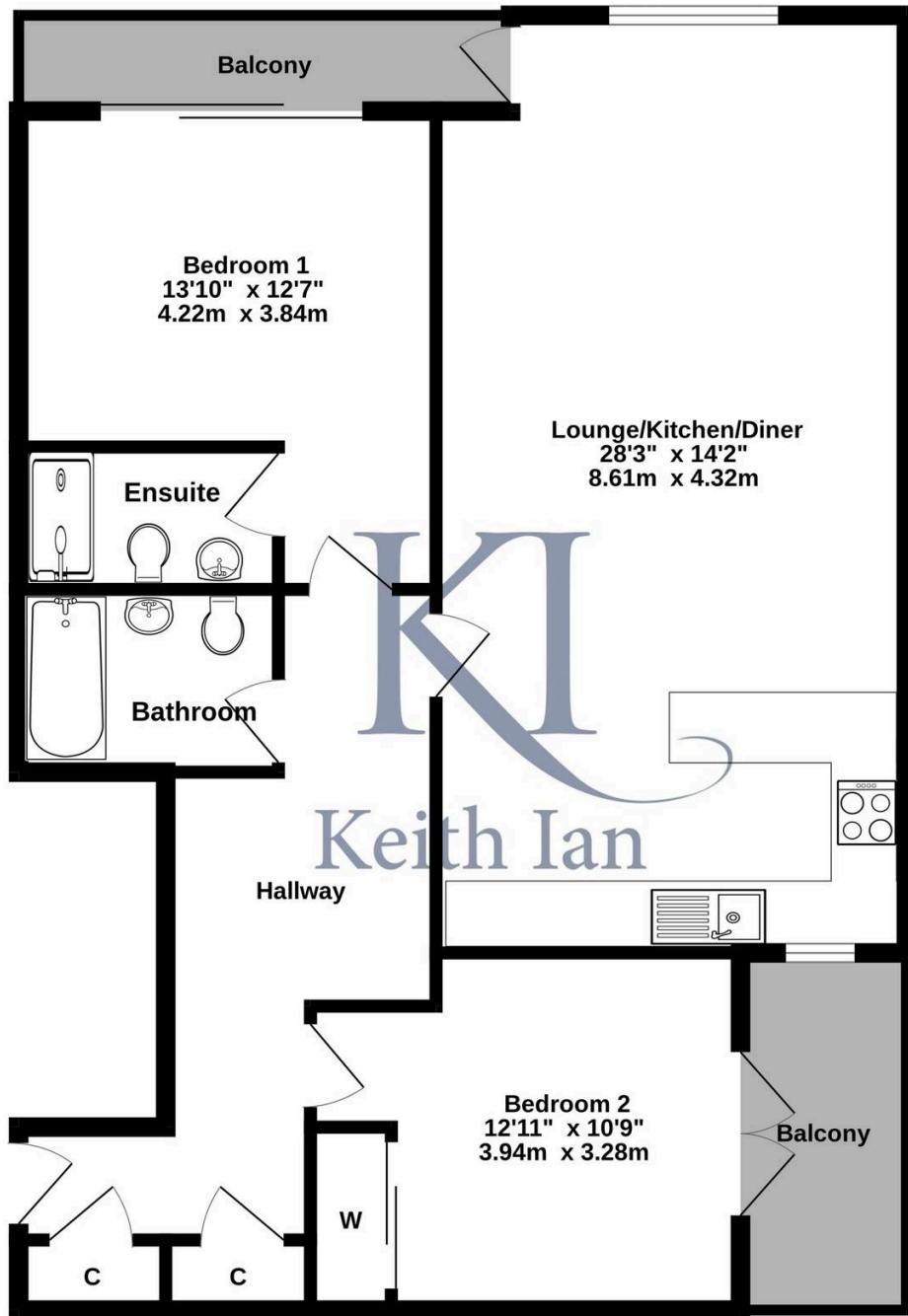
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Ground Floor
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.