



## Kingsway, WARE

£325,000 Leasehold

2 Bedroom Ground Floor Maisonette • Sought After Location Close To Amenities • Direct Access to Own Private Garden • CHAIN FREE • Modern Shower Room • Gas Central Heating • Long Lease • Garage





## Accommodation Comprises Entrance Hallway

### Lounge

18' 2" x 10' 0" (5.54m x 3.05m)

### Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

### Bedroom One

14' 4" x 9' 0" (4.37m x 2.74m)

### Bedroom Two

11' 3" x 7' 0" (3.43m x 2.13m)

### Shower Room

### Agent Note

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.











Keith Ian are pleased to offer for sale this rarely available 2 bedroom, chain free, ground floor maisonette, situated in a sought after location which is within walking distance to amenities. The property offers spacious accommodation with a good size lounge, contemporary shaker style kitchen and modern white shower room. There are 2 good size bedrooms where the 2nd bedroom benefits from direct access to the private garden. No short leases to worry about as this property has 132 years left of the lease and there is no annual service charge either. This property is a great buy for first time buyers or downsizers, as well as investors with there being no service charge.

Ware is a beautiful town in Hertfordshire, offers an exceptional lifestyle centred around its vibrant and welcoming High Street. Living close to this bustling hub brings the perfect mix of convenience and charm, with a wide range of independent shops, boutique stores, and local businesses offering something for everyone. Whether you're enjoying a coffee at a cosy café, catching up with friends at a traditional pub, or dining out at one of the many restaurants serving cuisines from around the world, there's always something to explore. The regular market adds to the appeal, showcasing fresh local produce and unique artisanal goods. Throughout the year, the High Street comes alive with community events, festivals, and celebrations, creating a warm and inclusive atmosphere for all ages.

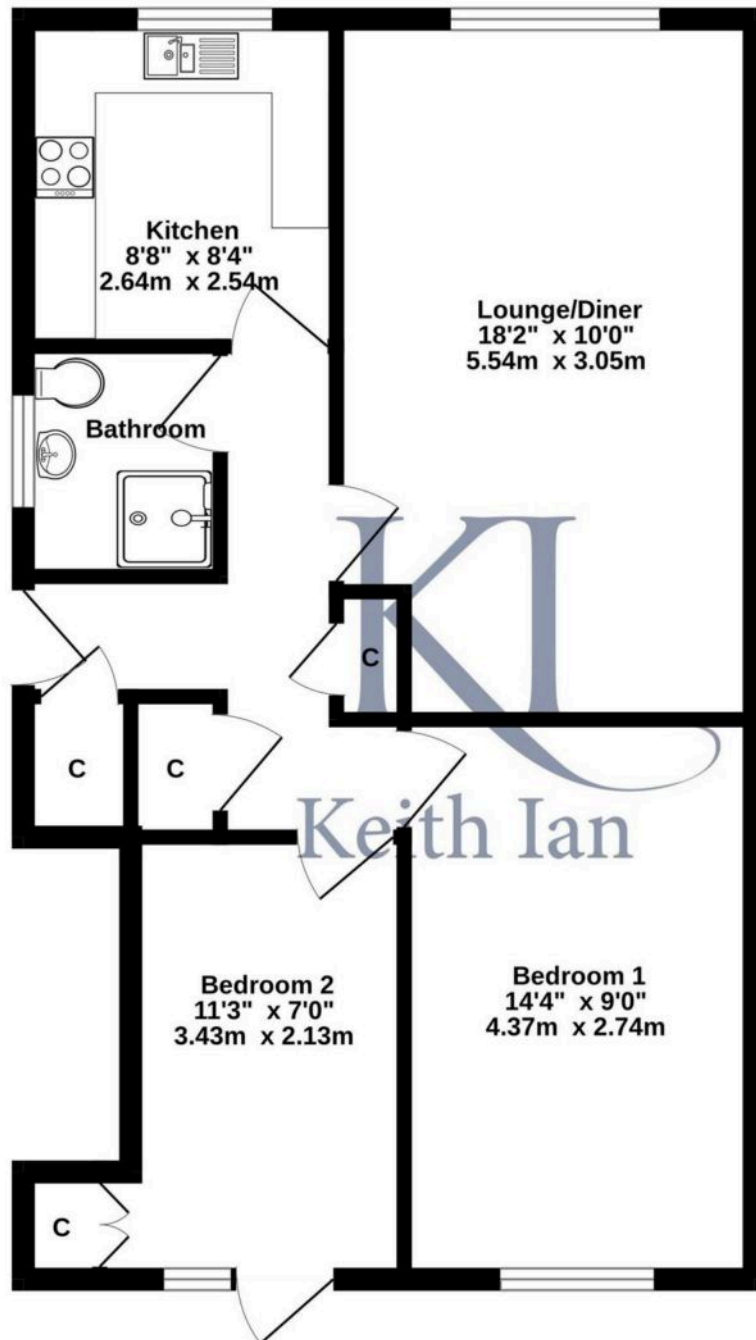
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Ground Floor  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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### AML - Anti Money Laundering

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.