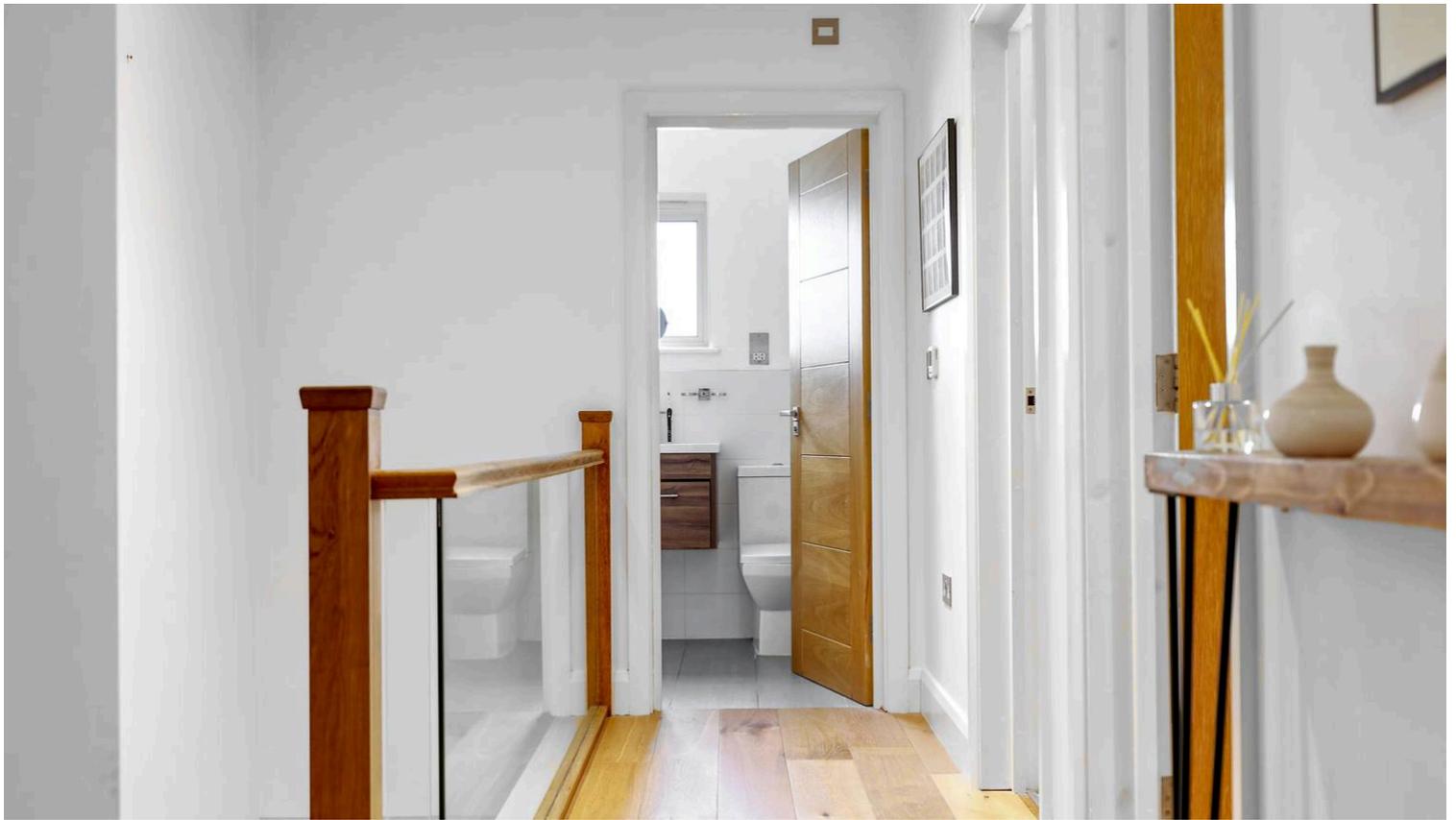




Fives Court Close, Ware

£279,995 Leasehold

Integrated appliances • Detached maisonette with striking modern design • Two well-proportioned bedrooms • Spacious and light-filled reception room • Contemporary kitchen with island/breakfast bar • Modern bathroom with bath and overhead shower • Allocated parking for one car • Gas central heating



Accommodation Comprises:

Lounge/Kitchen/Diner

19' 1" x 9' 10" (5.82m x 3.00m)

Bedroom 1

12' 6" x 11' 3" (3.82m x 3.44m)

Bedroom 2

11' 3" x 7' 6" (3.44m x 2.29m)

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 pleased to present this beautifully presented detached maisonette, offering stylish and contemporary living across two well-proportioned bedrooms, a modern bathroom, and a spacious reception room. The property's striking architectural design is immediately apparent, with a bold modern façade and large windows that flood the interior with natural light, creating a bright and welcoming atmosphere throughout.

Internally, the home is finished to a high standard, featuring elegant wooden flooring and a thoughtfully designed layout. The spacious reception room provides an ideal setting for both relaxing and entertaining, enhanced by expansive windows that maximise light and space. The kitchen is a standout feature, fitted with high-gloss white cabinetry, integrated appliances, and a sleek central island with breakfast bar –perfect for everyday dining and hosting guests. Both bedrooms are generously sized, with the principal bedroom benefiting from a built-in wardrobe with mirrored sliding doors. The bathroom continues the contemporary theme, offering a modern suite with a floating vanity unit, ample storage, and a bath with overhead shower.

The property also benefits from allocated parking for one car and gas central heating, ensuring comfort and practicality. This unique and well-appointed home is perfectly suited to professionals, couples, or small families seeking modern living in a distinctive setting.

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

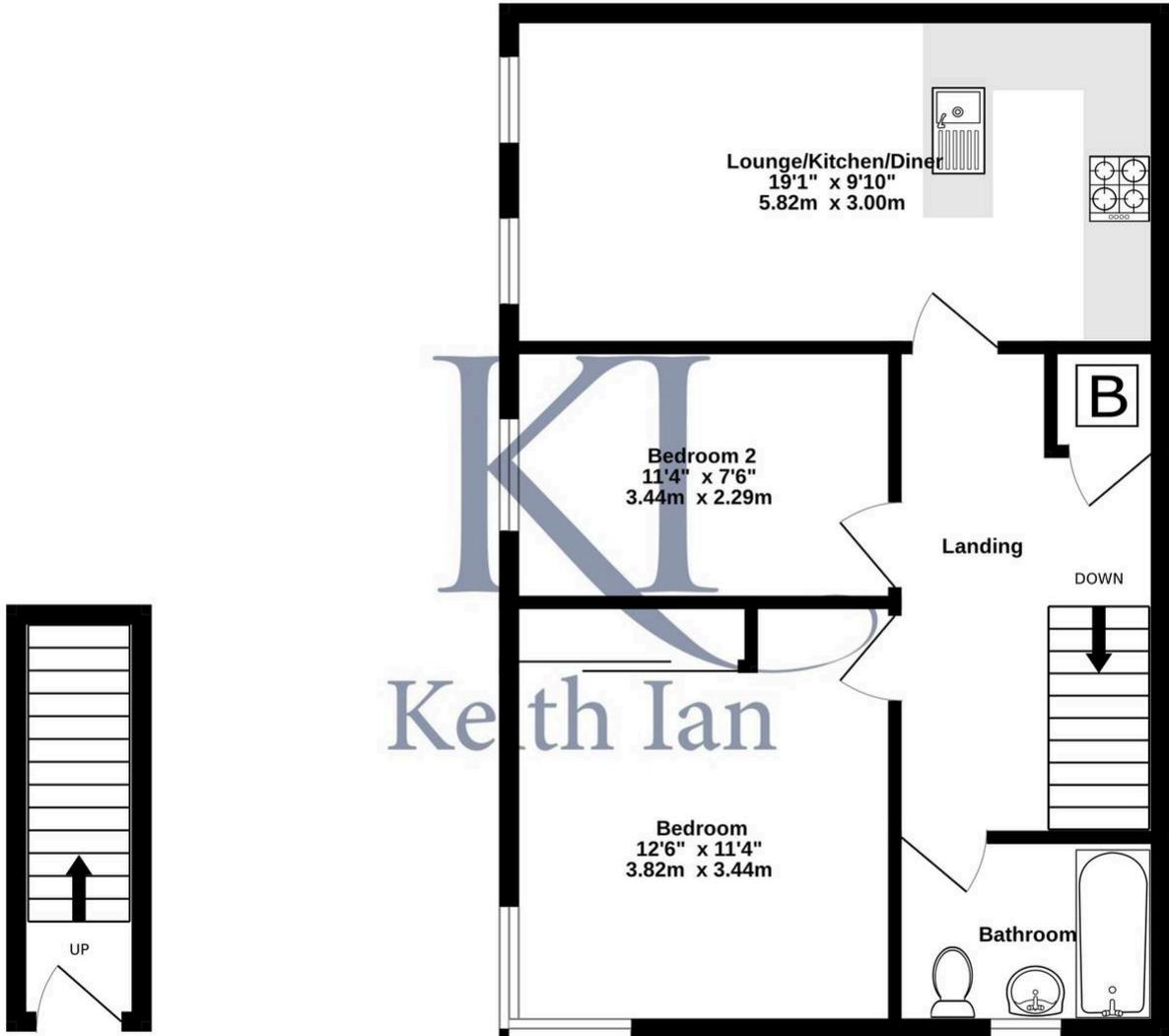
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Ground Floor
44 sq.ft. (4.1 sq.m.) approx.

First Floor
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 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.