



6 Marconi Court Plaxton Way, Ware

£300,000 Leasehold

Extremely spacious top-floor apartment • Two well-proportioned bedrooms • Large open-plan living and dining area • Recently refurbished modern bathroom • Well presented throughout • Communal garden for residents • Allocated parking • Additional on-street parking available



Accommodation Comprises:

Lounge/Kitchen/Diner

19' 3" x 16' 2" (5.87m x 4.93m)

Bedroom 1

12' 2" x 10' 6" (3.71m x 3.20m)

Bedroom 2

16' 2" x 7' 7" (4.92m x 2.31m)

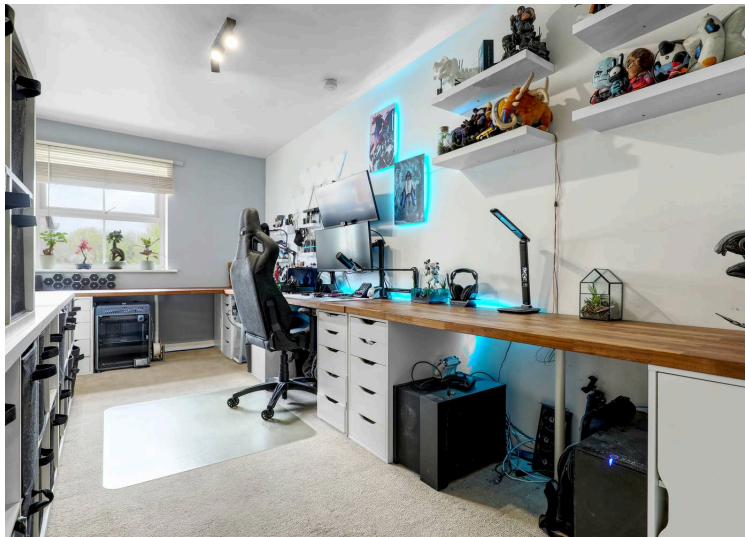
Bathroom

7' 1" x 6' 8" (2.15m x 2.03m)

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Keith Ian are pleased to present this extremely spacious two-bedroom top-floor apartment, offering a wonderful blend of modern comfort and practical living, ideal for both professionals and small families. The property has been partially refurbished in recent years, with a stylishly updated bathroom and well-maintained interiors throughout.

The heart of the home is the impressive open-plan living area, providing a seamless flow between the lounge, dining, and kitchen spaces. Large windows allow for an abundance of natural light, enhancing the bright and airy feel, while attractive wood-effect flooring adds warmth and continuity. The kitchen is well-appointed with ample cabinetry, integrated appliances, and generous worktop space, making it both functional and sociable. The property benefits from two well-proportioned bedrooms, with the second room currently utilised as a home office, offering flexibility to suit a range of lifestyles. The bathroom has been tastefully refurbished to a high standard, featuring contemporary fittings, a heated towel rail, herringbone-style flooring, and a bath with shower screen. Further benefits include access to a well-maintained communal garden, allocated parking for one vehicle, and additional on-street parking for visitors. Ideally positioned just a stone's throw from the local nature reserve, the property also offers easy access to green open spaces for walking and leisure.

Ware is a highly sought-after market town in Hertfordshire, known for its charming riverside setting along the River Lea and its excellent commuter links. The town offers a wide range of amenities including shops, cafes, restaurants, and well-regarded schools, creating a vibrant yet community-focused environment. Ware benefits from a mainline train station with direct services into London Liverpool Street, making it ideal for commuters. The town also provides easy access to nearby Hertford and the A10, connecting to London and Cambridge. Positioned close to a local nature reserve, residents can enjoy scenic walks and green open spaces right on their doorstep. With its blend of historic character, countryside access, and modern convenience, Ware remains a popular choice for buyers seeking both lifestyle and connectivity.

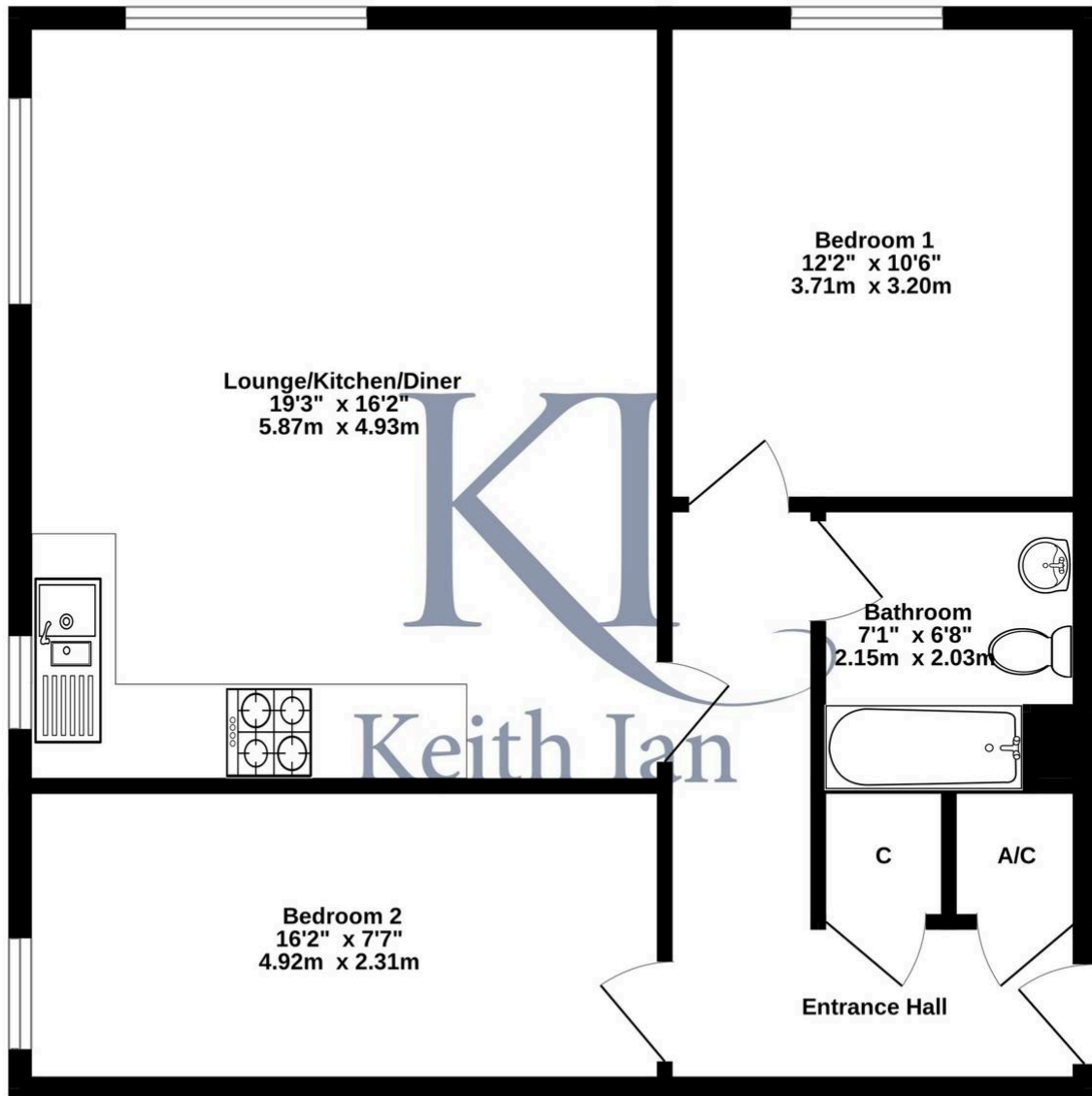
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

2nd/Top Floor
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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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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.