



Buryfield Maltings Watton Road, Ware

£285,000 Leasehold

CHAIN FREE • Sought-after Buryfield Maltings development • Two-bedroom apartment • Open-plan living accommodation • Character features including exposed beams • Modern fitted kitchen and bathroom • Allocated parking • Close to Ware town centre and mainline station



Accommodation Comprises:

Entrance Hall

Lounge / Diner

22' 9" x 19' 6" (6.93m x 5.94m)

Kitchen

Bedroom 1

12' 0" x 9' 11" (3.66m x 3.01m)

Dressing Room

Bedroom 2

10' 3" x 9' 10" (3.12m x 3.00m)

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		44	69
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		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	48
(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 bring to market this well-presented, chain-free two-bedroom flat, complete with allocated parking space, situated within the highly sought-after Buryfield Maltings development in Ware, Hertfordshire.

This attractive home effortlessly combines contemporary comfort with characterful features. The open-plan reception area is enhanced by exposed wooden beams and an abundance of natural light from skylights and windows, creating a bright and welcoming space ideal for both relaxing and entertaining. The adjoining kitchen is fitted with modern units, integrated appliances, and a stylish tiled backsplash, offering both practicality and visual appeal. Both bedrooms continue the property's charming aesthetic, featuring exposed beams, neutral finishes, and generous natural light, providing comfortable and versatile accommodation. The bathroom is well-appointed with a modern suite, including a sleek bathtub, tiled walls, wood-effect flooring, and a skylight that floods the space with daylight. Further benefits include neutral décor throughout, well-utilised storage, and a thoughtfully designed layout that maximises both space and functionality.

Externally, the property enjoys a single allocated parking space and is positioned adjacent to a green park area, offering pleasant views and access to outdoor space. Buryfield Maltings itself is a desirable residential development, formed from the conversion of historic maltings buildings alongside modern homes, offering a unique blend of character and convenience.

Ware is a highly desirable Hertfordshire town, offering a charming blend of historic character and modern convenience. Buryfield Maltings is ideally located within close proximity to Ware town centre, which provides a variety of shops, cafés, restaurants, and local amenities. For commuters, Ware mainline station offers direct services into London Liverpool Street, making it an excellent choice for those travelling into the city. The area also benefits from well-regarded schools, scenic riverside walks along the River Lea, and easy access to surrounding countryside, providing an ideal balance of urban connectivity and natural surroundings.

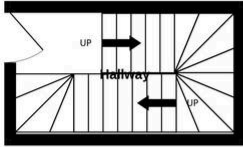
Council Tax band: D

Tenure: Leasehold

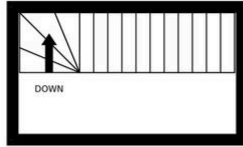
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

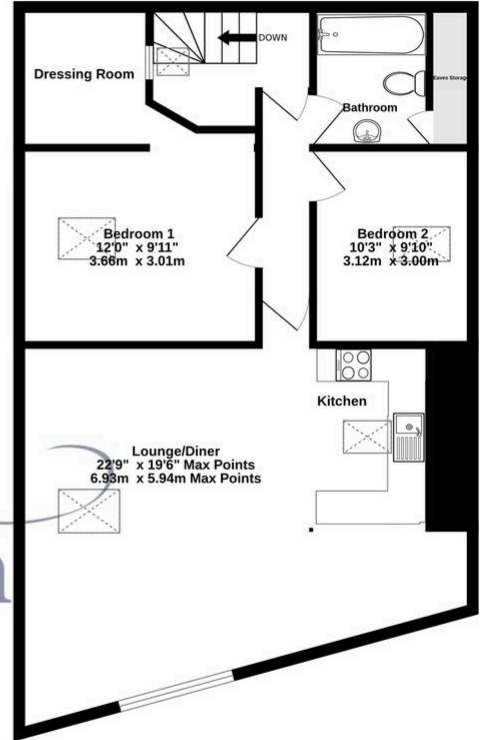
Ground Floor
77 sq.ft. (7.1 sq.m.) approx.



1st Floor
77 sq.ft. (7.1 sq.m.) approx.



2nd Floor
739 sq.ft. (68.7 sq.m.) approx.



KI
Keith Ian

TOTAL FLOOR AREA : 892 sq.ft. (82.9 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 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.