



## Rosebery House Gladstone Road, Ware

£255,000 Leasehold

One-bedroom modern apartment • Private balcony • Open-plan living space • Contemporary kitchen with integrated appliances • Stylish bathroom • Well-maintained communal grounds • Allocated Parking



## **Accommodation Comprises:**

### **Entrance Hall**

Bright and welcoming hallway with built-in storage, offering access to all principal rooms.

### **Lounge/Diner/Kitchen**

18' 8" x 13' 2" (5.69m x 4.01m)

Spacious and light-filled living area with wood-effect flooring and a door leading to the private balcony. Modern fitted kitchen with high-gloss units, integrated oven, built-in wine rack, and ample storage.

### **Bedroom**

14' 8" x 8' 10" (4.47m x 2.69m)

Generous double bedroom featuring a feature wall, plush carpeting, and a large window providing excellent natural light.

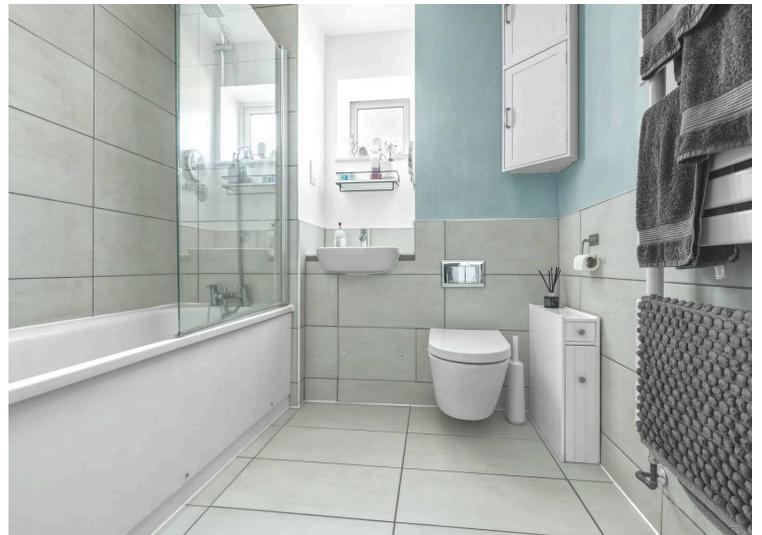
### **Bathroom**

Contemporary suite comprising a bath with overhead shower, wall-mounted WC, heated towel rail, and neutral tiling.

### **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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		<b>83</b>	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>88</b>	<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>			



Keith Ian are pleased to bring to market this beautifully presented one-bedroom flat, offering a stylish and contemporary living environment, thoughtfully designed to maximise both comfort and functionality. Set within a modern development, the property benefits from a bright, well-proportioned layout and a high-quality finish throughout.

The spacious reception room is filled with natural light, with a door providing direct access to a private balcony, ideal for enjoying morning coffee or unwinding in the evening. The open-plan design enhances the sense of space, complemented by modern wood-effect flooring and tasteful décor. The double bedroom offers a cosy yet vibrant retreat, complete with a striking blue accent wall, plush carpeting, and a large window allowing for plenty of natural light. A well-planned hallway with built-in storage adds to the practicality of the home. The kitchen is fitted with sleek high-gloss units, an integrated oven, a built-in wine rack, and ample storage, making it perfectly suited for everyday living and entertaining. The contemporary bathroom features a walk-in shower, wall-mounted toilet, heated towel rail, and neutral tiling for a clean, modern finish.

Residents also benefit from well-maintained communal outdoor areas and shared grounds, enhancing the overall living environment.

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.

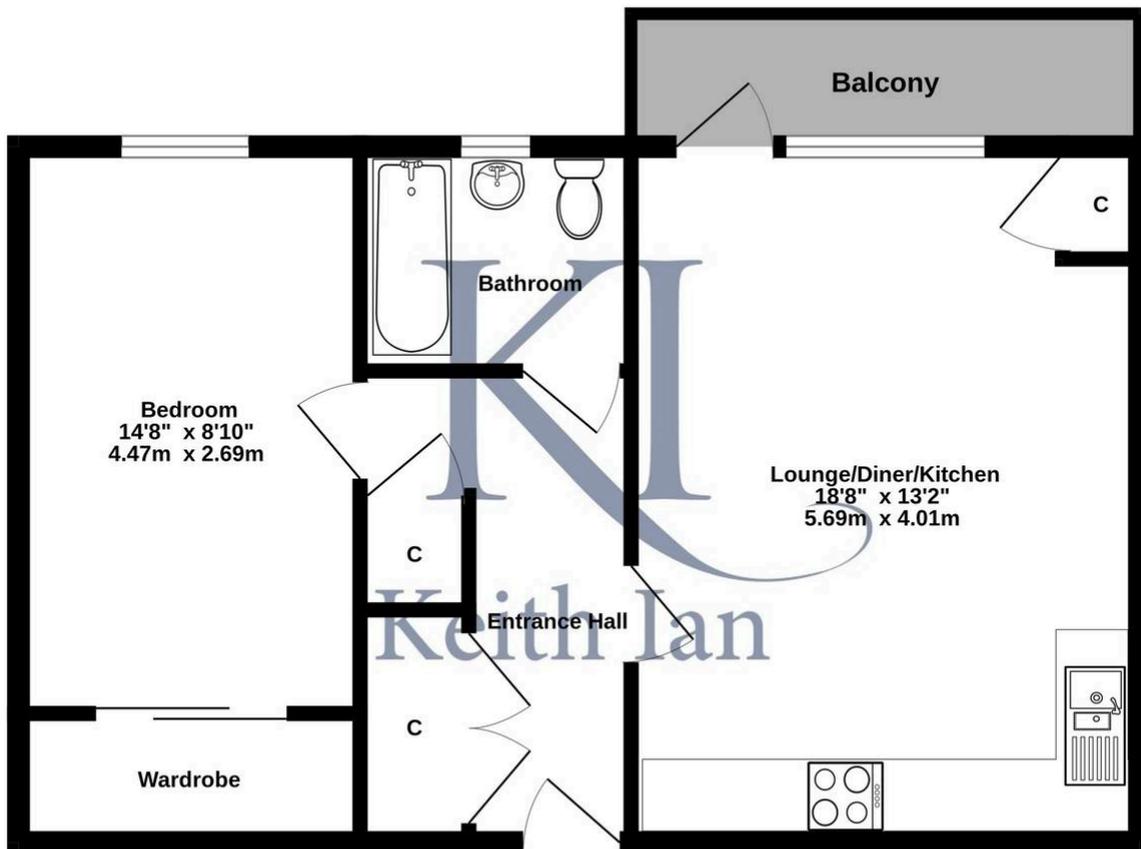
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Ground Floor  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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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