

## Cozens Road, Ware

£260,000 Leasehold

Modern kitchen with integrated appliances • Well-presented two-bedroom flat • Spacious reception/dining room  
• Contemporary bathroom suite • Communal garden • Garage and off-road parking • Less than one mile to  
Ware town centre • Long Lease



## Accommodation Comprises:

### Hallway

### Living Room

15' 1" x 12' 6" (4.60m x 3.81m)

### Kitchen

13' 1" x 8' 10" (4.00m x 2.70m)

### Bedroom 1

12' 6" x 10' 8" (3.81m x 3.25m)

### Bedroom 2

12' 2" x 7' 7" (3.71m x 2.30m)

### 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	43	56
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	24	34
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Keith Ian are pleased to bring to market this exceptionally well-presented two-bedroom flat, offering a superb blend of modern living and practical design. Finished to a high standard throughout, the property benefits from attractive wood effect flooring, a neutral décor, and an abundance of natural light, creating a bright and welcoming atmosphere in every room. Ideally located less than a mile from Ware town centre, the flat is perfectly positioned for easy access to a wide range of local amenities, transport links, and well-regarded schooling, making it an excellent choice for first-time buyers, professionals, and investors alike.

The property offers a spacious and well-balanced layout, with a generous reception room that easily accommodates both living and dining areas. Large windows enhance the sense of space and light, while a feature fireplace adds a cosy focal point. The kitchen is stylish and functional, fitted with modern cabinetry, integrated appliances, and contrasting worktops, complemented by a breakfast bar for informal dining.

Both bedrooms are well-proportioned and thoughtfully arranged, providing comfortable accommodation with good natural light and practical storage solutions. The bathroom is finished to a contemporary standard, featuring a modern suite and quality tiling.

Externally, residents benefit from a well-maintained communal gardens, ideal for relaxing or socialising, along with secure off-road parking and a garage. Combining modern interiors, practical features, and a highly convenient location close to Ware town, this property represents a fantastic opportunity for those seeking a move-in ready home.

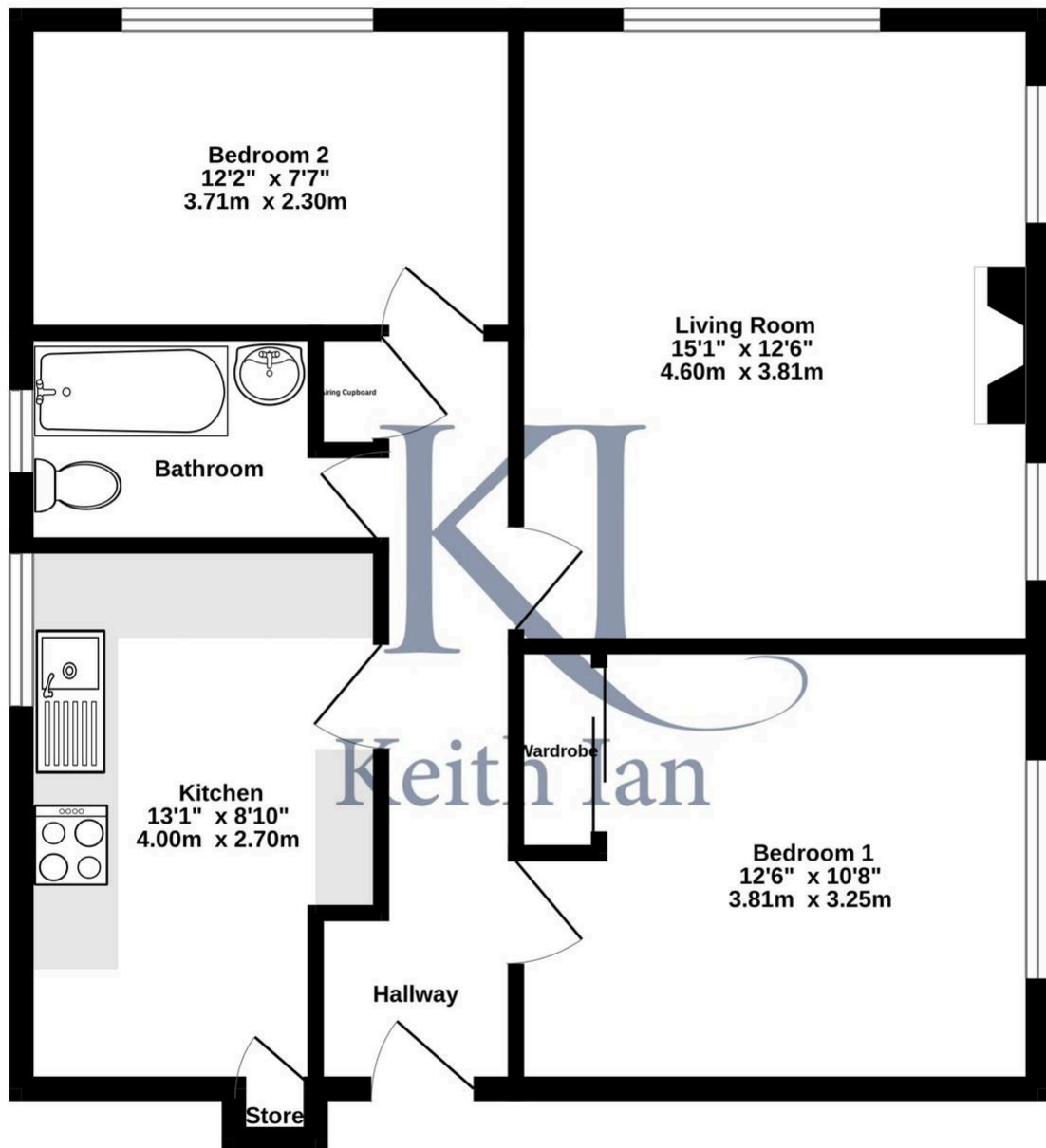
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

2nd/Top Floor  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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