



10, Ware Park Manor, Ware
SG12 0DX

Offers In Excess Of £600,000



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10 Ware Park Manor, Ware, Hertfordshire, SG12 0DX

Ware Park Manor was converted into luxury apartments in 1980, blending heritage character with modern comfort and offering spacious, well proportioned accommodation with views and country walks on the doorstep. This stunning 2 bedroom duplex apartment is situated on the 1st & 2nd floors of this beautiful converted manor house, has been recently renovated by the current owner throughout to a high specification. The accommodation of this apartment comprises of an entrance doorway stepping in to a bright and airy dining room, which in turn leads into double aspect living room with impressive high ceilings. The kitchen has been stylishly updated benefiting from fitted appliances, two colour designed units and high-end granite overlay worksurfaces. Both the living room & dining rooms access directly out on to a unique private roof terrace with beautiful views. The principle bedroom benefits from a luxury ensuite shower room. The second bedroom has access by way of its own staircase and has amazing 360 degree views of Ware Park. Externally, Ware Park Manor is surrounded by well-manicured communal gardens for the residents to enjoy, with the property also including a garage with electric supply and there is plenty visitor parking available.

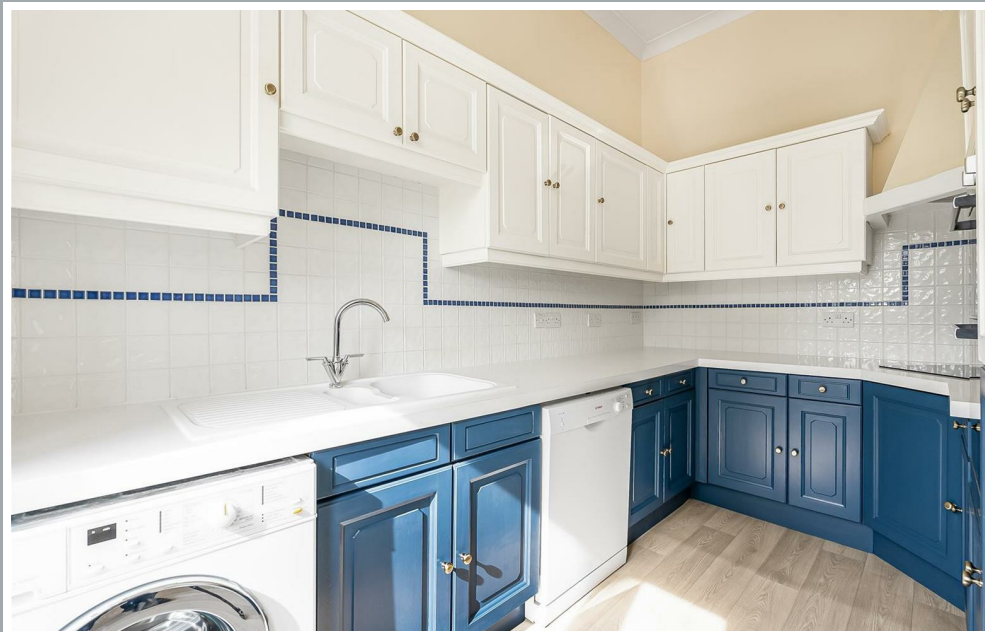
Perfectly positioned on the Hertford/Bengeo border (with a Ware postcode), Ware Park Manor combines the tranquillity of a semi rural setting with easy access to Hertford's shops, cafés, riverside walks and excellent transport links with Hertford North station approx. 8 minutes away (direct trains to Moorgate) and Hertford East approx. 7 minutes (Liverpool Street line).



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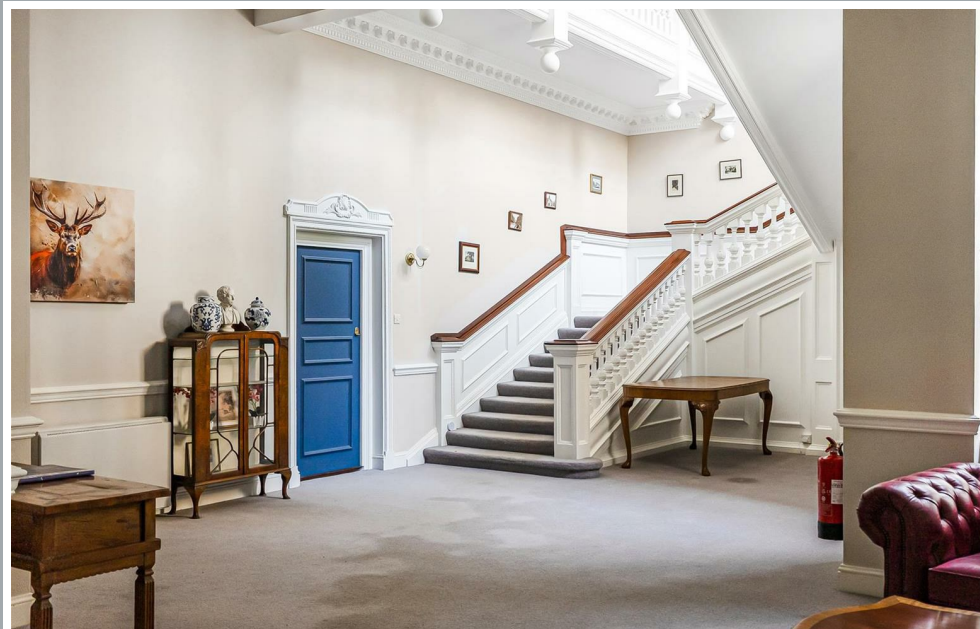


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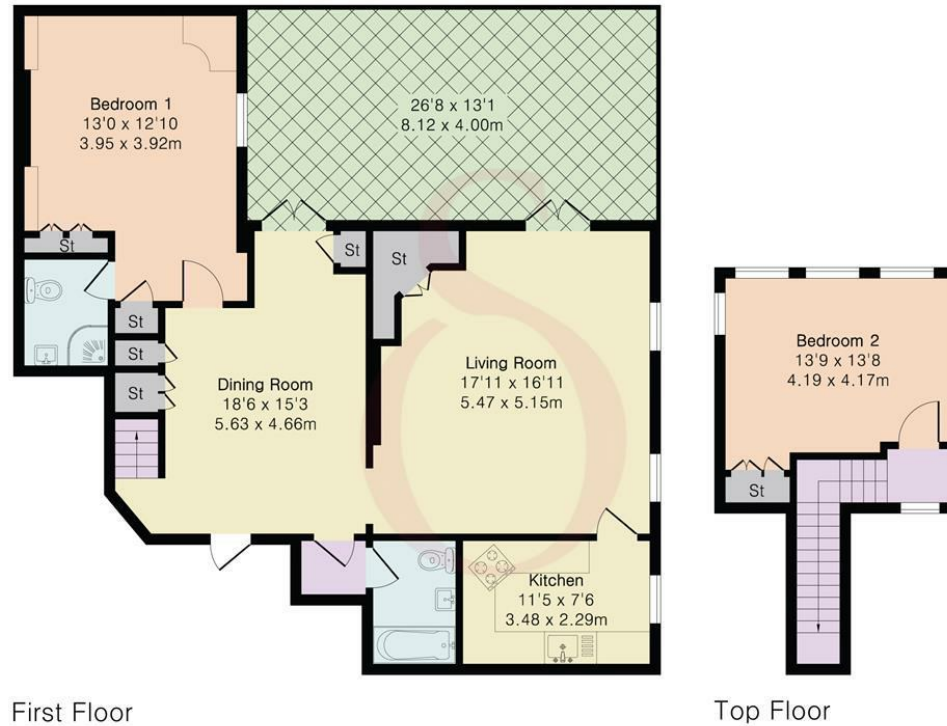


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Approximate Gross Internal Area 1179 sq ft - 110 sq m

First Floor Area 965 sq ft – 90 sq m

Top Floor Area 214 sq ft – 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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