

## Beetham Court Crouchfields, Chapmore End

£200,000 Leasehold

CHAIN FREE • Offered to cash buyers only (low lease) • Private entrance for added exclusivity • Bright and spacious reception/dining room • Modern kitchen with integrated appliances • Contemporary bathroom with corner bath • Private garden with decked patio • Off-street parking



#### **Accommodation Comprises:**

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

15' 9" x 14' 6" (4.80m x 4.42m)

A bright and spacious living area with large windows, modern lighting, and ample room for both seating and dining arrangements.

##### **Kitchen**

7' 1" x 6' 7" (2.16m x 2.00m)

A contemporary kitchen fitted with modern units, integrated appliances, and a stylish subway tile splashback, finished with wood flooring.

##### **Bedroom**

10' 11" x 7' 6" (3.32m x 2.28m)

A well-proportioned double bedroom featuring built-in mirrored wardrobes, wood effect flooring, and a calm, neutral décor.

##### **Bathroom**

A modern bathroom comprising a stylish suite with corner bath, quality fittings, and attractive tiled detailing.

##### **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.





Keith Ian are pleased to bring to market this beautifully presented, **CHAIN FREE**, one-bedroom ground floor flat, situated within Beetham Court in the highly regarded village of Chapmore End, near Ware. Offering a perfect blend of modern style and practical living, the property is finished to a high standard throughout, featuring attractive wood effect flooring, contemporary décor, and an abundance of natural light. This home is ideally suited to professionals or couples seeking a stylish yet low-maintenance property, and is offered to **cash buyers only due to a low lease**.

Internally, the flat offers a well-designed and versatile layout, with a spacious living area that seamlessly incorporates both lounge and dining space. Large windows allow natural light to flood the room, enhancing the sense of space, while modern lighting fixtures provide a stylish finish. The kitchen is sleek and contemporary, fitted with modern units, integrated appliances, and a subway tile splashback, all complemented by wood flooring for a cohesive look. The bedroom provides a calm and comfortable retreat, complete with built-in mirrored wardrobes offering excellent storage and a modern finish. The bathroom is well-appointed and finished to a high specification, featuring a stylish suite with a corner bath, elegant tiling, and quality fittings.

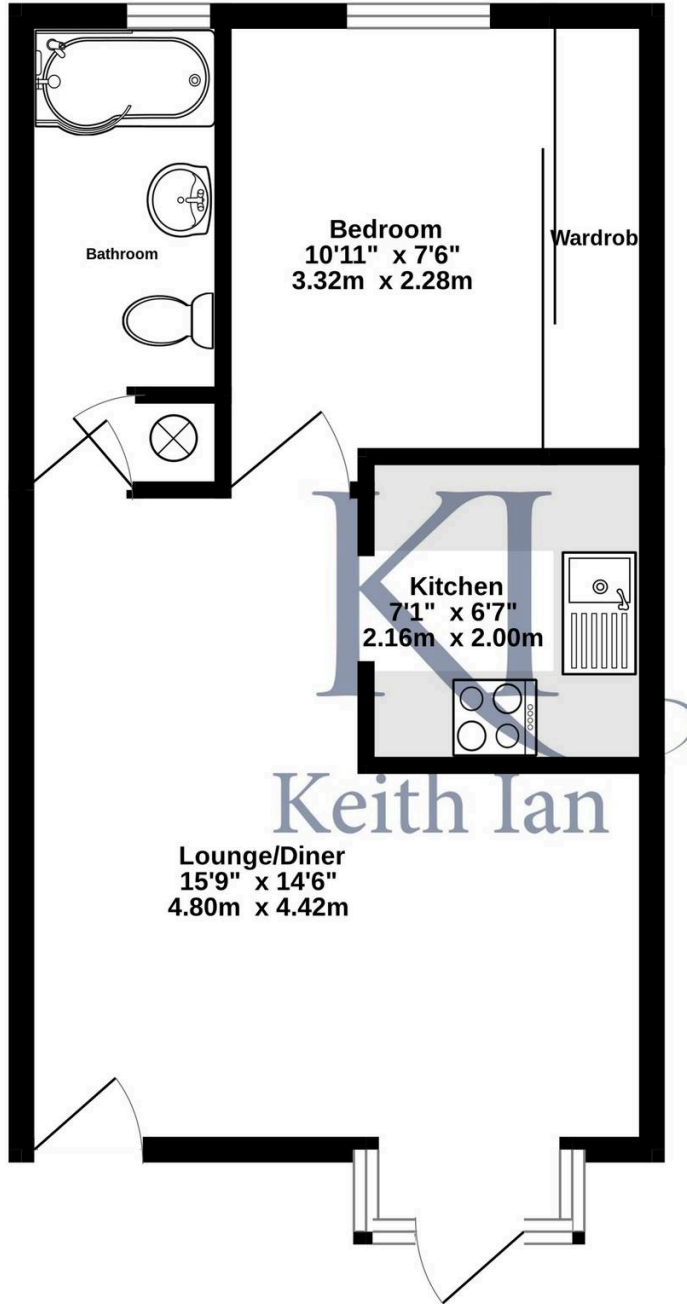
Externally, the property benefits from a private entrance, creating a sense of exclusivity, as well as a charming **private garden**. The garden includes a decked patio area, ideal for outdoor dining or relaxing, and is surrounded by mature trees and greenery, offering both privacy and a peaceful setting. Additional advantages include generous parking and attractive surroundings, making this a highly appealing home.

Chapmore End is a charming and sought-after village located on the outskirts of Ware, offering a peaceful semi-rural setting while remaining conveniently close to town amenities. Surrounded by open countryside, the area provides a tranquil lifestyle with scenic walks and a strong sense of community. Ware town centre is just a short drive away, offering a range of shops, cafés, restaurants, and everyday conveniences, along with a mainline railway station providing direct access to London Liverpool Street. The combination of countryside charm and excellent connectivity makes Chapmore End an attractive location for those seeking a balance between rural living and commuter convenience.

Council Tax band: B

Tenure: Leasehold

Ground Floor  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (35.9 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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