



146 Trapstyle Road, Ware
Ware

Offers Over £230,000

146 Trapstyle Road

Ware, Hertfordshire

Ensum Brown are pleased to offer this spacious second floor flat positioned in a popular location within walking distance of the train station & high street. Offering a spacious living/dining room, separate kitchen, 2 good-size bedrooms, 3-piece bathroom suite plus allocated parking for one vehicle.

Tenure: Leasehold



PROPERTY INSIGHT

Ensum Brown are pleased to offer for sale this spacious two bedroom second floor apartment ideally located in this peaceful setting within walking distance of Ware's high street and train station with its fast links into London Liverpool Street and Cambridge. Positioned in this established residential development, this would be a perfect first-time or investment purchase and an internal viewing is highly recommended.

The communal entrance hall is well kept and this apartment can be found on the second floor of this block. Upon entering the apartment itself, it feels bright and airy with the entrance hall providing access to the open-plan living/dining room, separate fitted kitchen, fitted 3-piece bathroom suite and the two bedrooms.

Starting with the living/dining room, this is of a particularly good size with a large double glazed window facing the side aspect which provides a pleasant view over and there is a pleasant woodland backdrop with an abundance of mature trees. The room also benefits from laminate wood effect flooring and a wall-mounted electric radiator plus there's ample space for a dining table and chairs as well as a good-size living area.

Going into the separate fitted kitchen, this offers a range of cream wall and base units complemented by wooden worktops plus a stainless steel sink with drainer and a chrome mixer tap. There's also space for a cooker, dishwasher, fridge/freezer and a washing machine. Other features include vinyl flooring and a double glazed window providing the lovely views over the communal gardens and woodland backdrop.

The two bedrooms are both of a good-size and benefit from a double glazed window to the side aspect and a wall-mounted electric radiator. The principal bedroom is a generous double room and the second bedroom is a small double, both of these rooms have ample space for freestanding wardrobes and furniture.





Moving into the bathroom, this is fitted with a three-piece suite comprising of a wash hand basin with chrome hot/cold taps, low level flush WC and a bath with chrome mixer tap, handheld shower attachment plus a wall-mounted shower. Other features include tiled flooring and walls, a chrome heated towel rail and a built-in airing cupboard with space for a tumble dryer.

Outside, the property is set within well-maintained communal gardens and this property benefits from allocated parking for one vehicle plus ample on-street parking available for guests and visitors on a first-come first-served basis.

Conveniently positioned within this popular and quiet residential location only a short walk to Ware town centre, please contact us to arrange your accompanied viewing - you won't be disappointed!

AGENTS NOTES - LEASE, SERVICE CHARGE & GROUND RENT

Tenure: Leasehold

Lease Term: 95 Years Remaining

Service Charge: £600.00 Approximately PA

Ground Rent: £250.00 Approximately PA

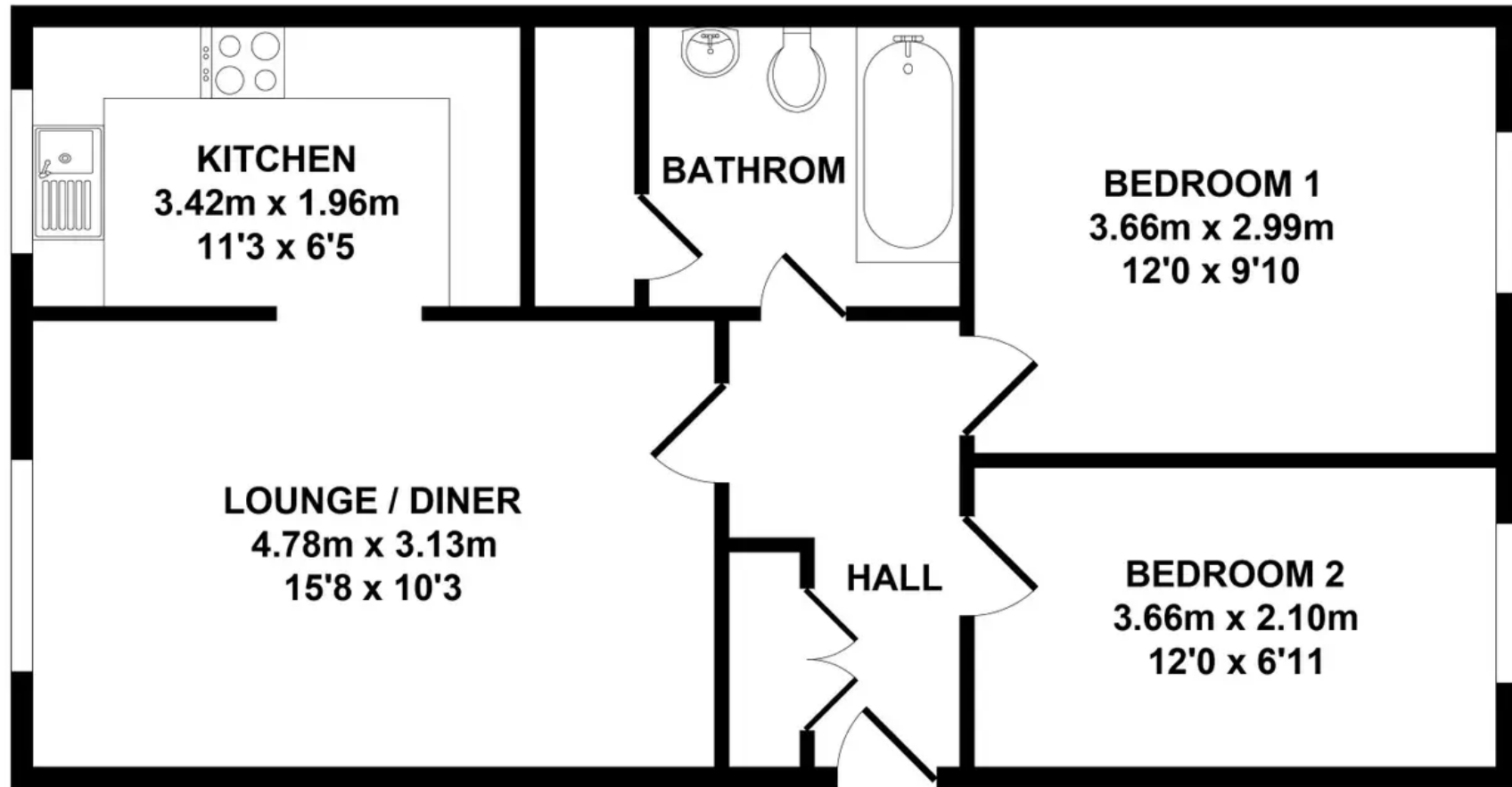
Information obtained from the present vendor.

LOCATION - WARE

The beautiful market town of Ware, Hertfordshire, is one of the oldest continuously occupied sites in Europe, dating back to the Mesolithic period, around 4000BC. Today, Ware is a bustling market and riverside town with a population of around 19,000. Ware is located off the A10, with the popular town of Hertford just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London.

If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Ware train station to London Liverpool Street (approx. 45 mins) or if you prefer from Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins). Unlike many towns, Ware has a bustling high street and very much has a social 'café' culture.





SECOND FLOOR
APPROX. FLOOR
AREA 53.20 SQ.M.
(572.64 SQ.FT.)

TOTAL APPROX. FLOOR AREA 53.20 SQ.M. (572.64 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.