



The Blanes, Ware

£200,000 Leasehold

Ground Floor • 1 Bedroom • Well Presented • Front Garden • Allocated Parking • Double Glazed • Vicarage Development • Maisonette



Accommodation Comprises:

Living Area

18' 1" x 14' 1" (5.51m x 4.29m)

Lobby

Bedroom

10' 11" x 9' 9" (3.33m x 2.97m)

Bathroom

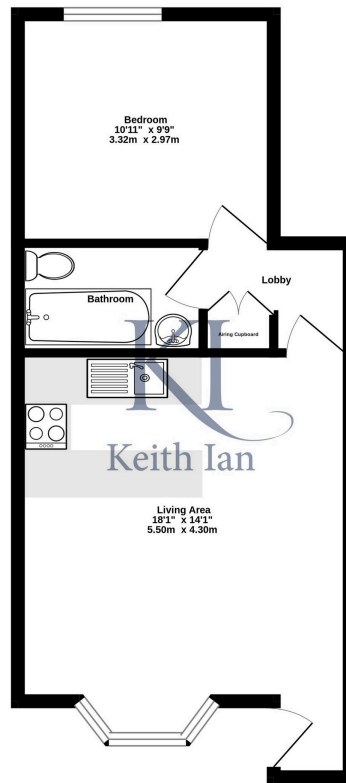




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Ground Floor
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 399 sq.ft. (37.0 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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Keith Ian are pleased to offer this well-presented 1 bedroom maisonette located on the ground floor of the desirable Vicarage Development. Boasting a front garden and allocated parking, this property is perfect for those seeking convenience and comfort. The maisonette features a double-glazed windows, ensuring a cosy atmosphere all year round. Ideal for singles or couples, the layout offers a spacious bedroom and a homely living area. The property's ground floor location adds to its appeal, providing easy access for residents.

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.

With excellent transport links, including a train station offering direct services to London in under 45 minutes, and a variety of highly regarded schools nearby, Ware is the perfect choice for families and commuters alike. Combining modern amenities with timeless character, it's a fantastic place to enjoy a vibrant and fulfilling lifestyle.

Early viewing recommended.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D