

24 Kestrel Court, Ware

Leasehold

Two Bedroom First Floor Apartment • Modern Shower Room • Contemporary Gloss Kitchen • Good Size Lounge •
Allocated Parking • Popular Residential Location • Under a 1 Mile Walk to Ware High Street • Double Glazed
Windows



Entrance Hallway

Lounge

15' 4" x 10' 0" (4.67m x 3.05m)

Kitchen

11' 0" x 6' 8" (3.35m x 2.03m)

Bedroom One

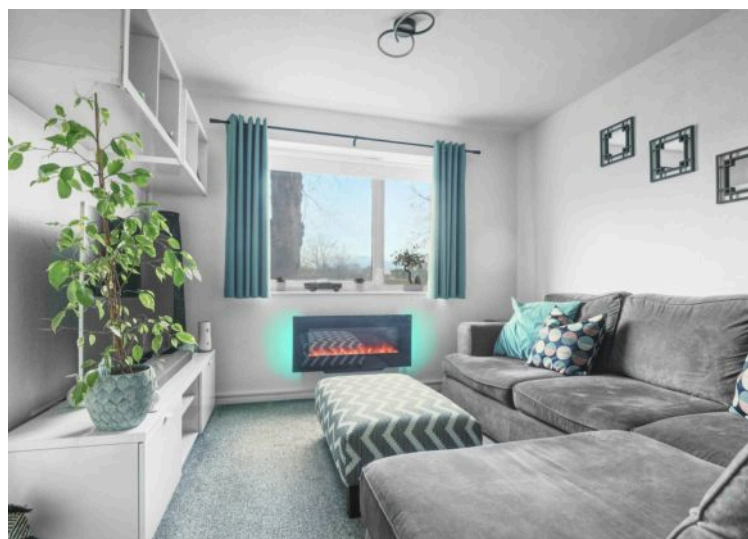
12' 4" x 9' 8" (3.76m x 2.95m)

Bedroom Two

12' 4" x 6' 11" (3.76m x 2.11m)

Shower Room







Keith Ian are pleased to offer for sale this two bedroom first floor apartment with spacious accommodation. The property benefits from a modern shower room and contemporary style gloss kitchen. There is a good size lounge and 2 well proportioned bedrooms. The property is located on the popular Vicarage development which is on the outskirts of the town centre which offers great amenities and train station with direct links to central London. The property offers a great investment opportunity for buy to let or and ideal first time buy.

Ware is located 24 miles north of central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414. The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The house is just a few hundred yards from the River Lee, which runs through the town centre with its famous Gazebos, and offers scenic walks towards Hertford to the west and Broxbourne to the south. It is also in the catchment area for both St Catherine's primary school, and Chauncy secondary.

The mainline station is located approximately 1 mile from the property and offers services into London Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

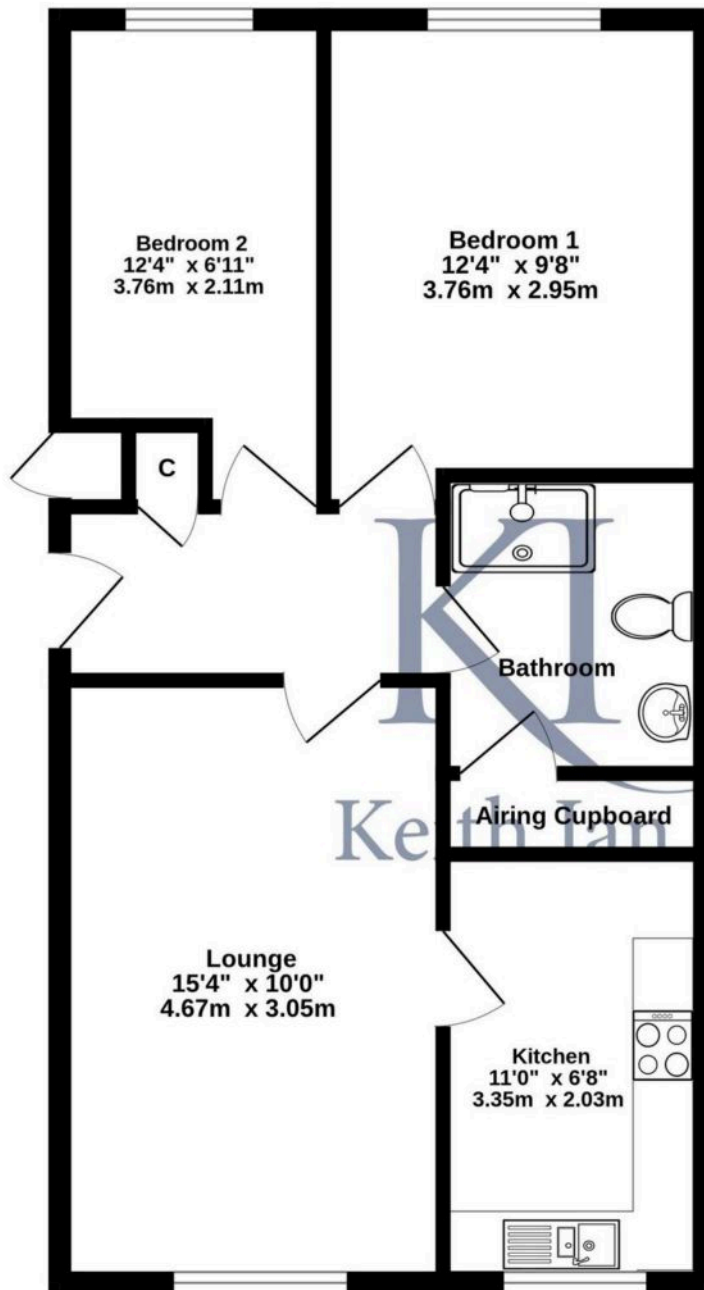
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Ground Floor
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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