



Ware Park Manor, Ware

£600,000 Share of Freehold

Converted Manor House • Landscaped Communal Gardens • Modern Kitchen with Island • Integrated Kitchen Appliances • Share of Freehold • Luxury Shower Room with Marble Flooring • Private Garage with Power • Ample Natural Light Throughout



Entrance Hall

Open Plan Living Area and Kitchen

13' 7" x 20' 1" (4.13m x 6.13m)

A bright and spacious open-plan living and dining area with a large windows providing excellent natural light and ample space for both seating and dining furniture. A modern fitted kitchen featuring sleek units, integrated appliances, quartz worktops, and a central island offering additional workspace and informal seating. Finished with herringbone flooring and contemporary lighting.

Landing

Bedroom 1

11' 11" x 13' 10" (3.63m x 4.22m)

A generous double bedroom finished in neutral tones, benefiting from dual aspect windows and space for additional furniture.

Bedroom 2

7' 10" x 13' 10" (2.39m x 4.22m)

A versatile second bedroom currently used as a home office, ideal for remote working while remaining suitable as a bedroom if required.

Shower Room

A well-appointed shower room finished with marble flooring, featuring a walk-in shower, double basin, modern vanity unit, gold fittings, and a backlit mirror.

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 delighted to present this premium two-bedroom, one-bathroom apartment is set within an impressive converted Manor House, offering a well-balanced combination of period character and modern finishes. The property is offered with a share of freehold and is well suited to professionals, couples, or small families seeking a high-quality home in a distinctive setting. The Manor House is approached via a grand communal entrance with classic columns and decorative stone detailing, reflecting the building's historic origins. Well-maintained landscaped gardens with mature trees surround the building, providing a pleasant and established environment. The apartment further benefits from a private garage with power, offering secure parking and useful additional storage.

Internally, the apartment is well laid out to maximise space, light, and practicality. The entrance hall features good ceiling height and wood flooring, creating a clean and welcoming first impression. The open-plan living and dining area is bright and versatile, with large windows providing ample natural light and space for both seating and dining furniture, making it ideal for everyday living and entertaining. The contemporary kitchen is finished to a high standard and includes sleek modern units, integrated appliances, quartz worktops, and a central island providing additional preparation space and informal seating. Pendant lighting, open shelving, and herringbone flooring add both practicality and visual interest.

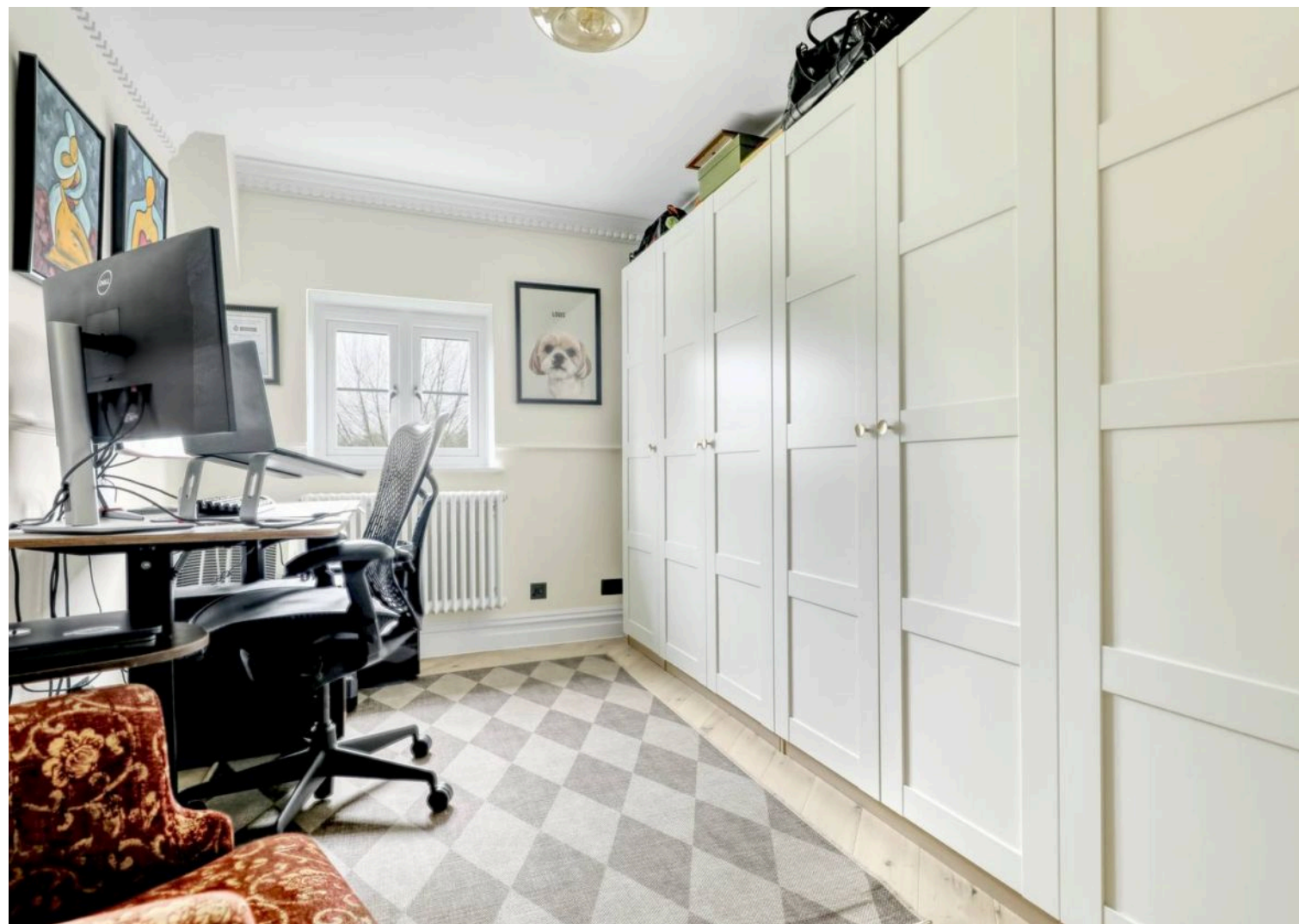
There are two well-proportioned bedrooms, both finished in neutral tones. The principal bedroom is a comfortable double room with dual aspect windows and space for additional bedroom furniture. Bedroom two is currently arranged as a home office, making it ideal for those working from home, while remaining easily adaptable as a second bedroom. The bathroom is finished with marble flooring (AND SKIRTING) and combines classic styling with modern fittings, including a walk-in shower, double basin, contemporary vanity unit, gold fittings, and a backlit mirror.

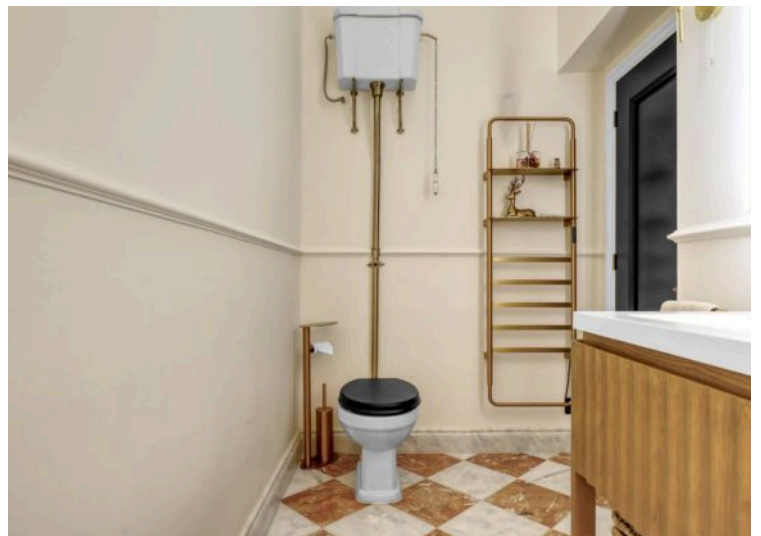
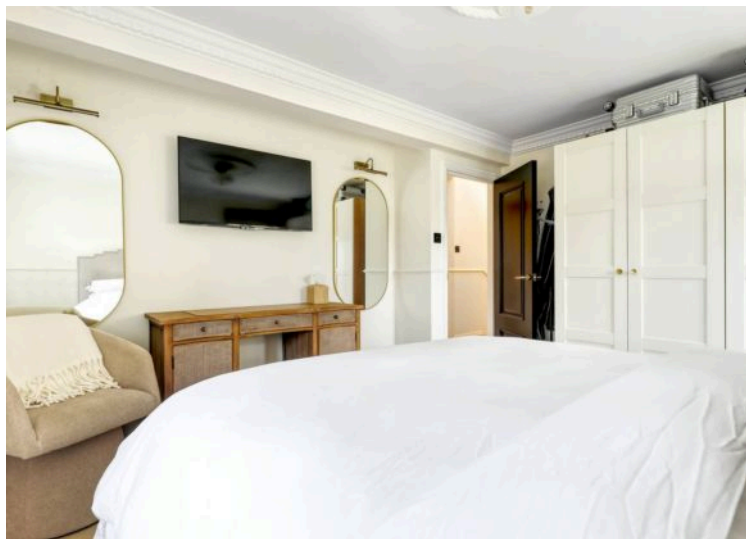
Overall, this apartment offers premium living within a converted Manor House, combining character, quality finishes, and long-term appeal.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D



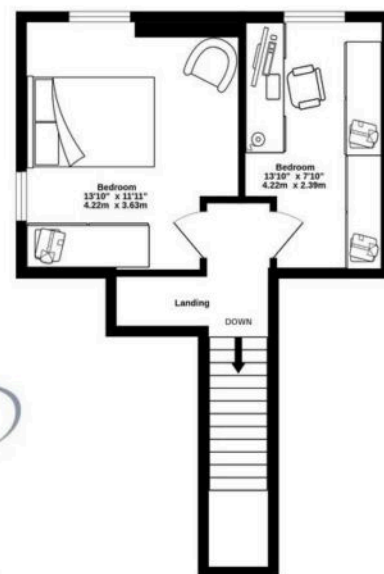
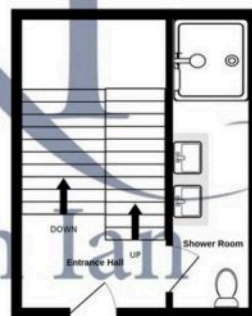
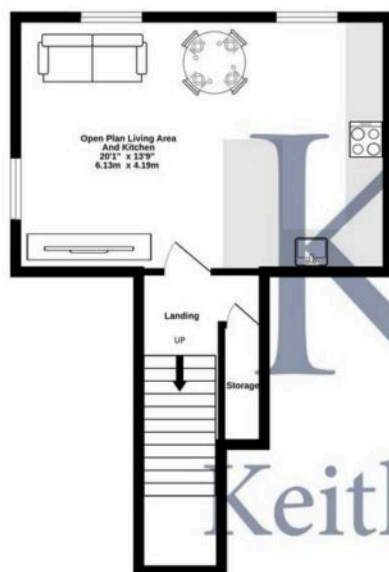
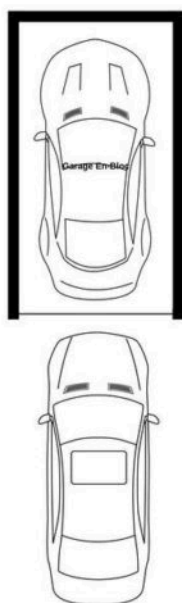


Ground Floor Level
143 sq.ft. (13.3 sq.m.) approx.

Lower Tier
370 sq.ft. (34.4 sq.m.) approx.

First Floor
207 sq.ft. (19.2 sq.m.) approx.

Upper Tier
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.