

Wickhams Wharf, Viaduct Road, Ware

£250,000 Leasehold

CHAIN FREE • River-Side Location • Landscaped Communal Gardens • Allocated Parking • Modern Kitchen with Integrated Appliances • Close to Town and Station • Gas Central Heating • Open-Plan Living Area



Accommodation Comprises:

Hallway

Living Area And Kitchen

8' 11" x 26' 1" (2.73m x 7.96m)

Bedroom

11' 4" x 11' 4" (3.46m x 3.46m)

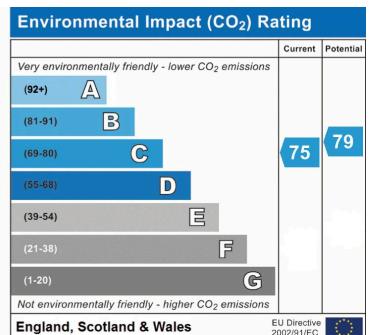
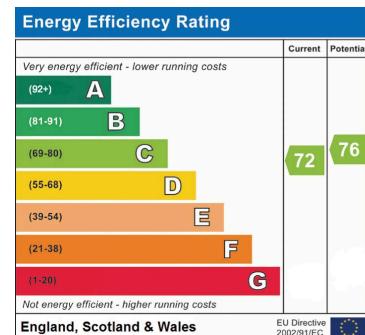
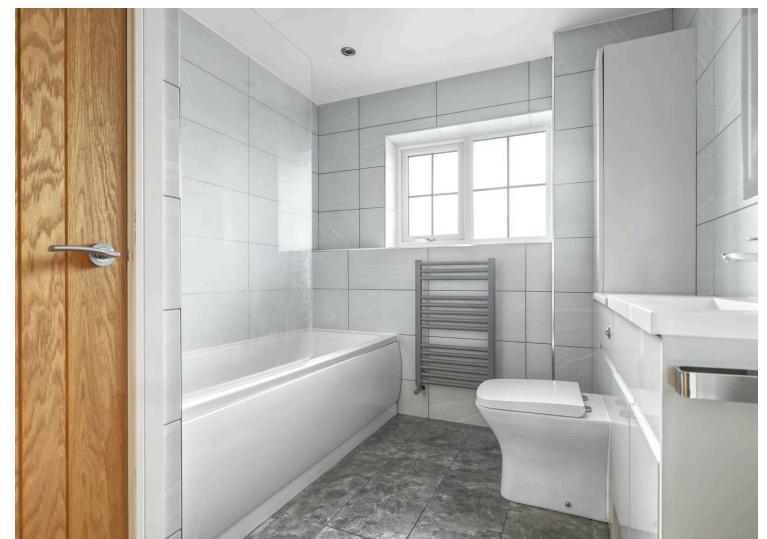
Bathroom

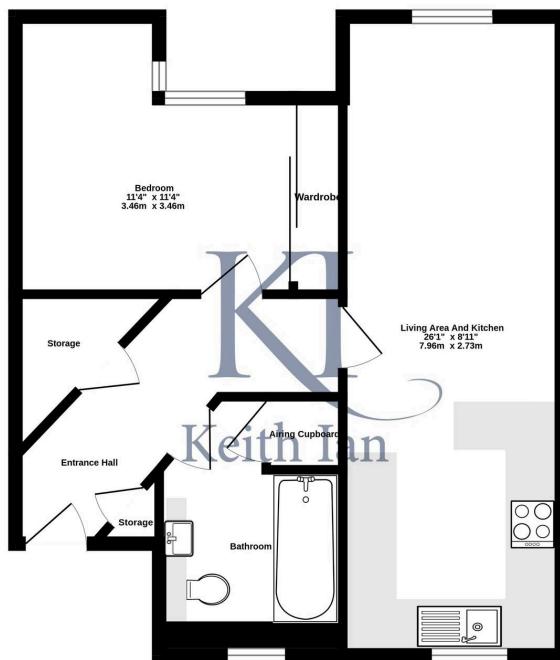
Agents Notes

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 checked.

AML (Anti-Money Laundering) 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.





TOTAL FLOOR AREA: 524 sq ft. (48.7 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, combined floor measurements of doors, windows, stairs and any other items not specifically drawn are not included. 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 service systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Keith Ian are delighted to bring to market this well-presented one-bedroom riverside apartment, offered **CHAIN FREE** and ideally located within easy reach of Ware town centre and the mainline railway station, making it well suited to first-time buyers, professionals, or investors.

The apartment offers a practical and well-balanced layout, with a spacious open-plan kitchen and living area benefiting from large double-glazed windows that provide excellent natural light and attractive river views. The kitchen is fitted with modern grey units, integrated appliances, and a breakfast bar, creating a functional space for both everyday living and entertaining. Gas central heating runs throughout the property.

Further benefits include a modern bathroom, good storage throughout, a secure entry system, and access to well-maintained communal gardens. Externally, residents can enjoy landscaped riverside surroundings, offering pleasant outdoor space. The property also benefits from allocated off-road parking, a valuable feature in this location.

With its riverside position, close proximity to Ware town and the station, allocated parking, and no onward chain, this apartment presents an excellent opportunity in a highly convenient and desirable setting.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C