



## Church House Church Street, Ware

£300,000 Leasehold

Contemporary 2 Bedroom Apartment • Central Location, Within Easy Walking Distance To Town and Train Station  
• Open Plan Style Living Accommodation • En-suite Bathroom • Long Lease • Allocated Parking





#### **Entrance Hallway**

#### **Lounge/ Diner/ Kitchen**

15' 5" x 15' 0" (4.70m x 4.57m)

#### **Bedroom One**

12' 5" x 11' 2" (3.79m x 3.40m)

#### **En-suite**

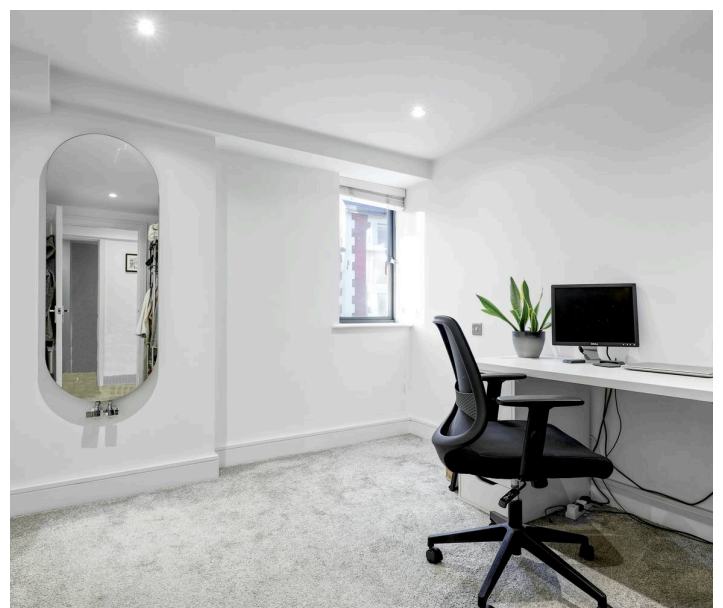
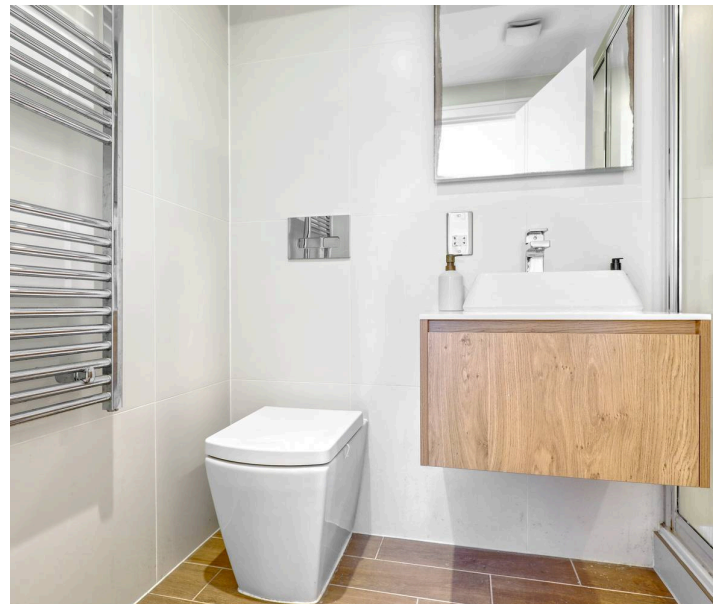
#### **Bedroom Two**

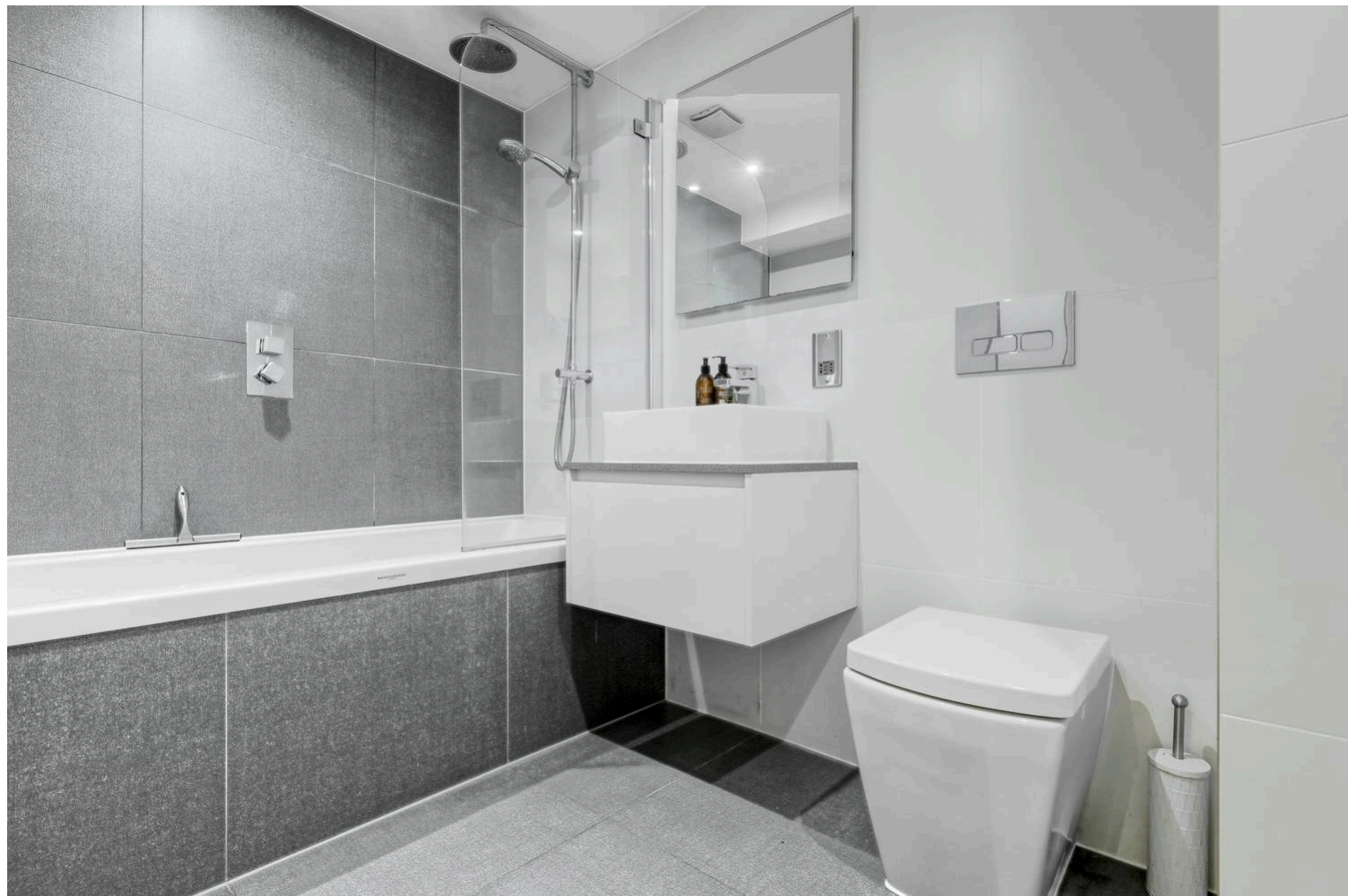
11' 2" x 8' 10" (3.40m x 2.69m)

#### **Bathroom**

#### **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 pleased to offer for sale this contemporary 2 bedroom double bedroom, ground floor apartment located within easy walking distance to both Ware High Street and Ware train station. The property has a homely yet modern and contemporary feel to it. Large windows throughout the property allow for lots of natural light to fill the property. The living are has an open plan design offering spacious room complete with contemporary gloss kitchen units. Both bedrooms will accommodate a double bed, with the main bedroom being a particularly good size and also having the benefit of an en-suite shower room. The development has a secure entry buzzer system and there is an internal lobby from the apartment front door which is away from the main communal hallway. The property also benefits from allocated parking and a long lease.

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.

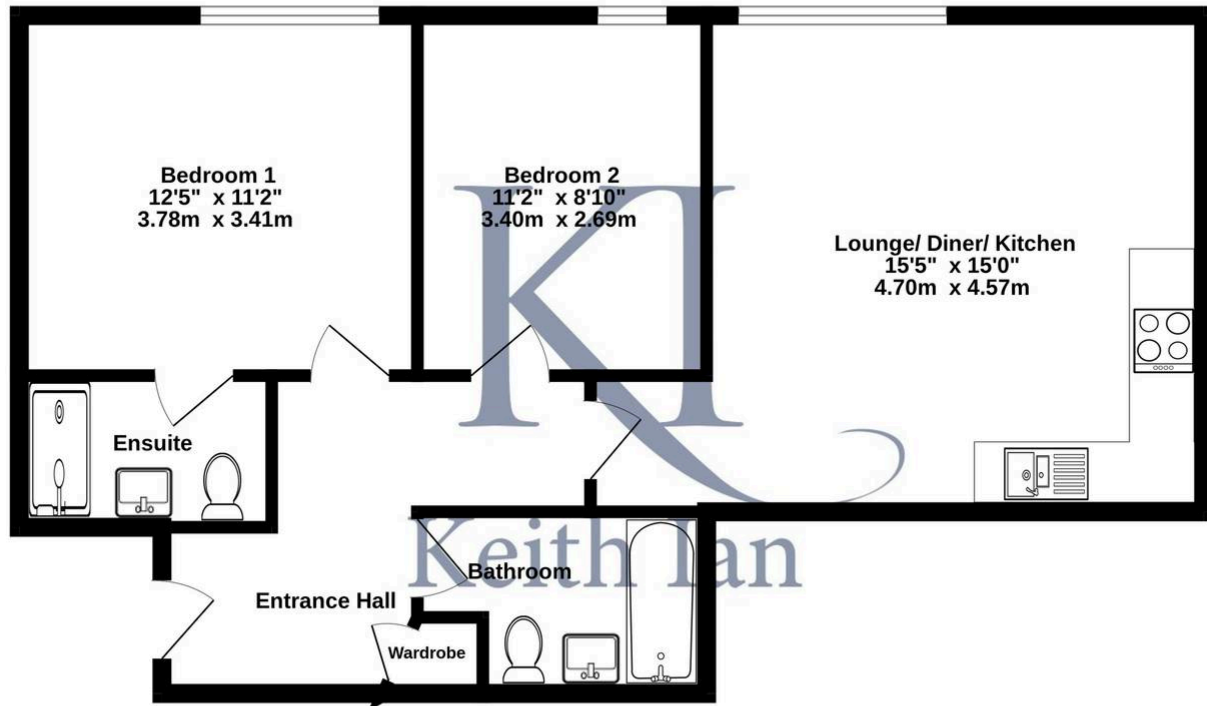
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Ground Floor  
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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.