

The Hyde, Ware

£225,000 Leasehold

Modern Bathroom • Ample Storage • Cul-De-Sac Location • Spacious Living Area • Private Allocated Parking •
1 Bedroom Apartment • Gas Central Heating • Double Glazed



Accommodation Comprises:

Hallway

Lounge / Diner

12' 4" x 13' 4" (3.77m x 4.06m)

Bright and spacious reception room with a large window allowing plenty of natural light. Ample space for seating and living room furniture.

Kitchen

7' 9" x 9' 10" (2.36m x 3.00m)

Fitted kitchen with a range of wall and base units, work surfaces, and space for appliances. Window to the front aspect.

Bedroom

9' 0" x 13' 4" (2.74m x 4.06m)

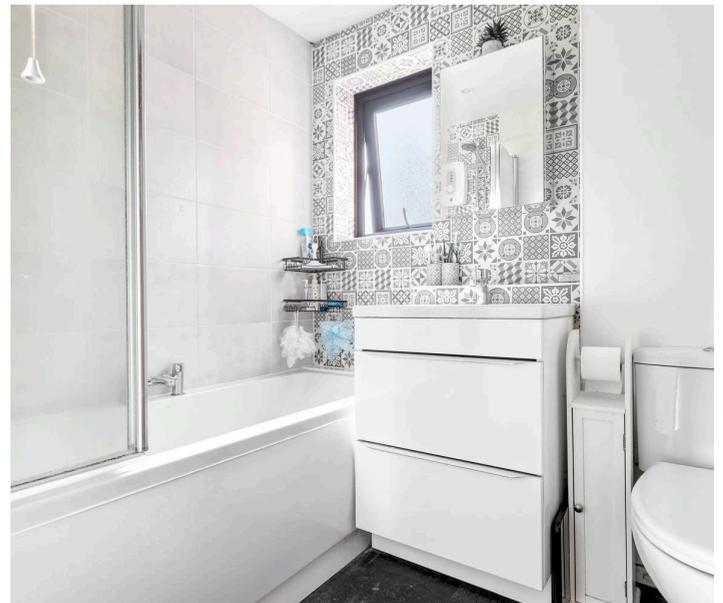
Well-proportioned double bedroom with carpeted flooring fitted wardrobes and space for additional furniture. Large window providing good natural light.

Bathroom

Bathroom suite comprising bath with shower over, wash hand basin, and WC. Window providing natural light and ventilation.

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.



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		79	79
		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		83	84
		EU Directive 2002/91/EC	



Keith Ian are pleased to present this well-presented one-bedroom flat, situated in a quiet cul-de-sac location and offering a practical and well-proportioned layout. The property provides bright and comfortable living space, making it an ideal opportunity for a first-time buyer, professional, or investor.

The accommodation includes a spacious living room with a large window allowing plenty of natural light to fill the room, creating a comfortable and welcoming environment for everyday living. The bedroom is well-sized and provides space for essential furniture while benefiting from a large window that keeps the room bright and airy throughout the day. The bathroom features patterned tiling, a bath with shower over, and a window providing natural light and ventilation. The property further benefits from gas central heating, double glazing throughout, and ample storage space, enhancing both comfort and practicality.

Externally, the property benefits from allocated parking for residents. The building has a traditional brick exterior and is set within well-maintained communal gardens, with lawned areas bordered by mature trees and hedging that provide a pleasant and private outdoor setting.

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.

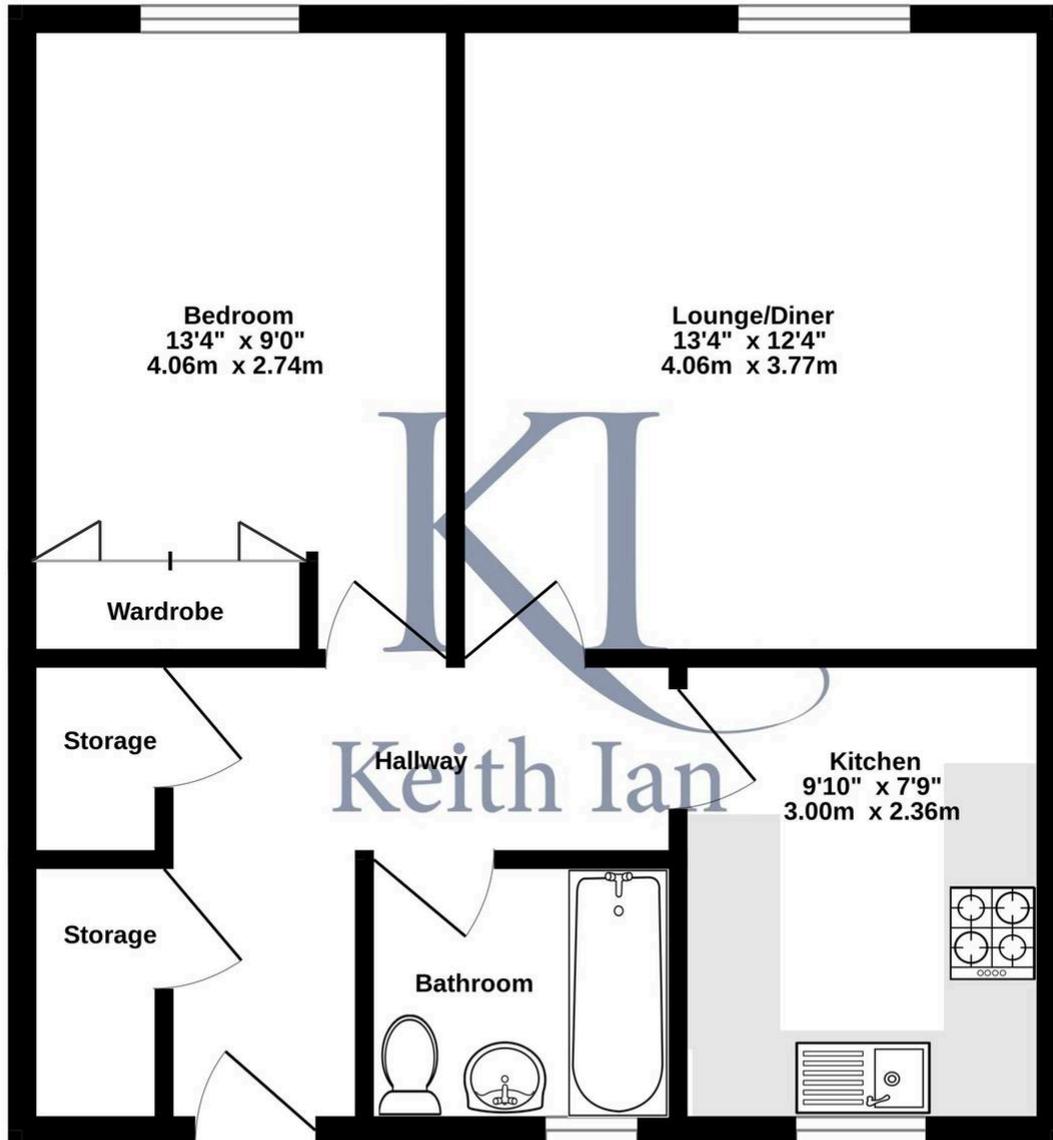
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

First Floor
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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