



Bowsher Court, Ware

£280,000 Leasehold

2 Double Bedroom Maisonette • Split Level • Walking Distance To Ware Town/ Ware Train Station • 100+ year Lease • Downstairs WC and Family Bathroom • Gated, Allocated Parking • Gas Central Heating • Chain Free



Accommodation Comprises:

Entrance Hallway

Lounge

20' 10" x 12' 11" (6.35m x 3.94m)

Kitchen

10' 9" x 6' 0" (3.28m x 1.83m)

Downstairs WC

Stairs To First Floor

Bedroom One

12' 11" x 10' 8" (3.94m x 3.25m)

Bedroom Two

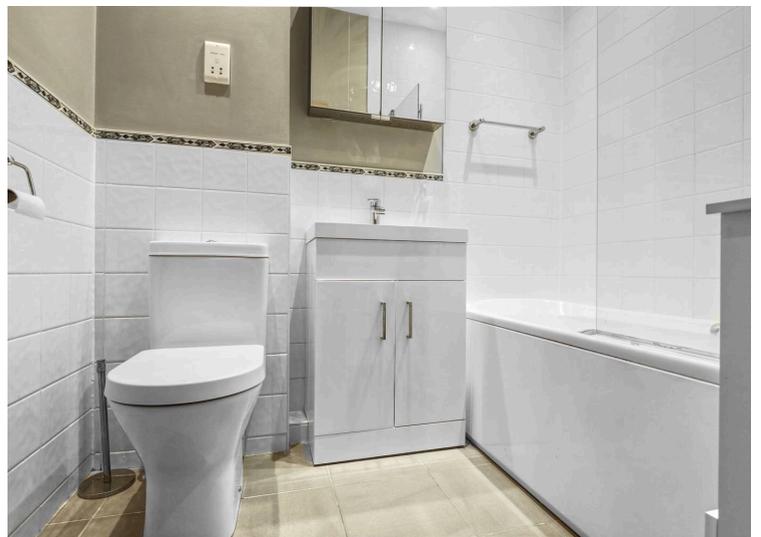
12' 11" x 12' 5" (3.94m x 3.79m)

Bathroom

AML - Anti Money Laundering

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	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	83	83
(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			
		EU Directive 2002/91/EC	



Keith Ian are pleased to offer for sale this rarely available 2 bedroom split level maisonette which is available CHAIN FREE. The property offers spacious accommodation with a good size lounge/ diner and 2 double bedrooms. The property also offers a contemporary style kitchen, modern bathroom and downstairs WC. Other benefits are ample storage space, gas central heating and secure gated, allocated parking. Bowsher Court is ideally located just off of Ware high street and is also an easy walk to Ware train station which offers direct links to Tottenham Hale and London Liverpool Street stations.

Ware, 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.

With excellent transport links, including a train station offering direct services to London in under 45 minutes, and a variety of highly regarded schools nearby, Ware is the perfect choice for families and commuters alike. Combining modern amenities with timeless character, it's a fantastic place to enjoy a vibrant and fulfilling lifestyle.

Council Tax band: TBD

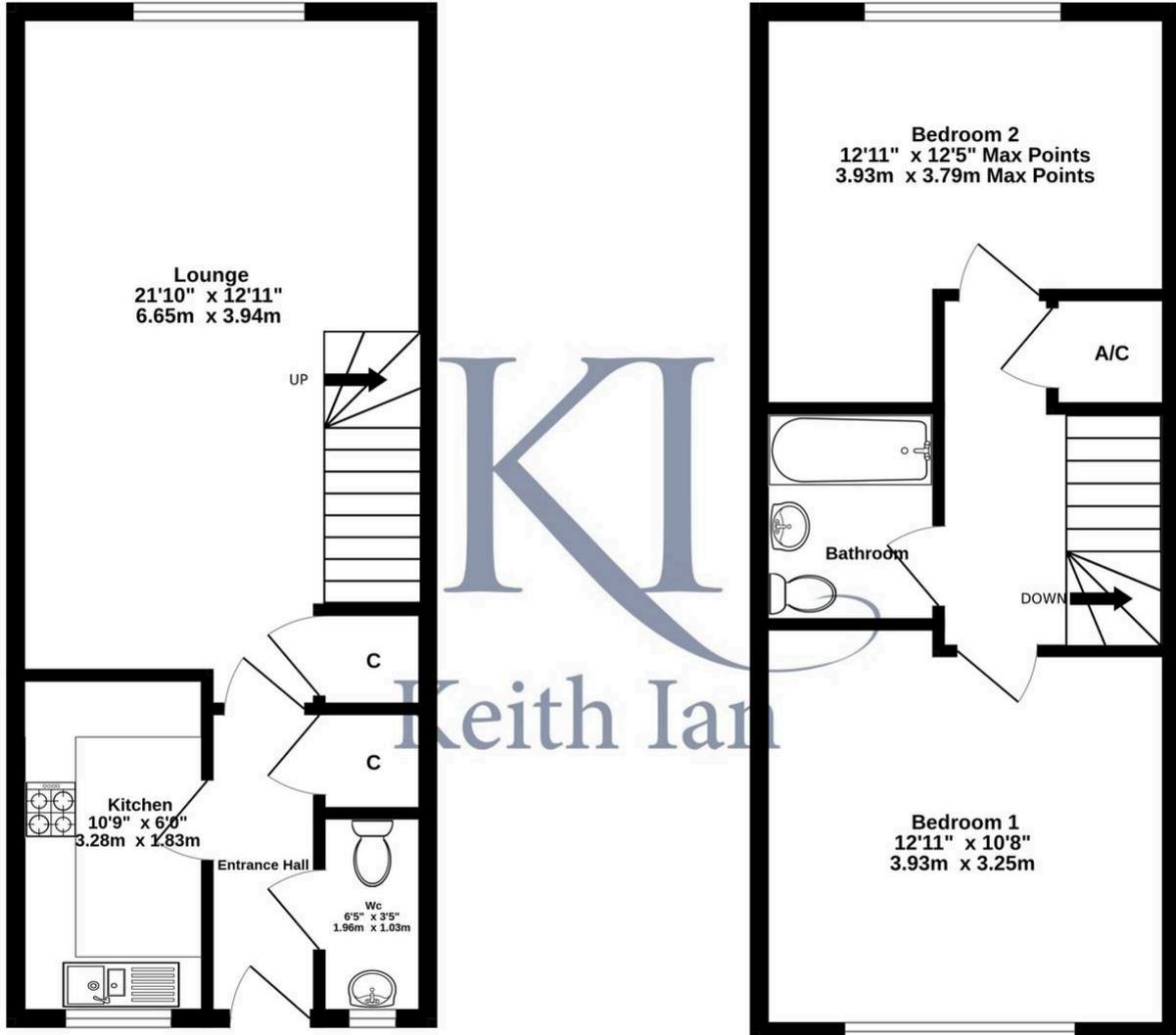
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Ground Floor
407 sq.ft. (37.8 sq.m.) approx.

1st Floor
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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.