



## Wickhams Wharf, Viaduct Road, Ware

£235,000 Leasehold

CHAIN FREE • Well-established development • Direct access to communal gardens • Spacious open-plan living area • Gas central heating • Allocated parking • Bright and well-presented throughout • Riverside Apartments



**Accommodation Comprises:**

**Entrance Hall**

**Lounge / Diner**

9' 0" x 19' 9" (2.75m x 6.02m)

**Kitchen**

5' 11" x 9' 0" (1.80m x 2.75m)

**Bedroom**

10' 8" x 11' 3" (3.25m x 3.43m)

**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 bring to market this beautifully presented one-bedroom apartment, offering idyllic riverside living within a well-established development. The property features a spacious open-plan living and dining area, seamlessly flowing into a well-appointed kitchen fitted. The living space is filled with natural light, enhanced by large glass doors that open directly onto the communal gardens, creating a wonderful connection between indoor and outdoor living. The bedroom is well-proportioned and thoughtfully designed, complete with warm wood effect flooring and a built-in wardrobe, providing excellent storage. A sleek bathroom comprises a pedestal sink, bathtub with overhead shower, and a window allowing for natural light and ventilation. An inviting entrance hallway with wood effect flooring and practical shelving enhances the functionality and welcoming feel of the home.

Externally, the property benefits from allocated parking, offering convenience and peace of mind. Residents also enjoy direct access to well-maintained communal gardens, creating a peaceful setting with picturesque views of the nearby river. Additional benefits include gas central heating and the advantage of being offered chain free, making it an ideal purchase for a smooth and straightforward transaction.

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.

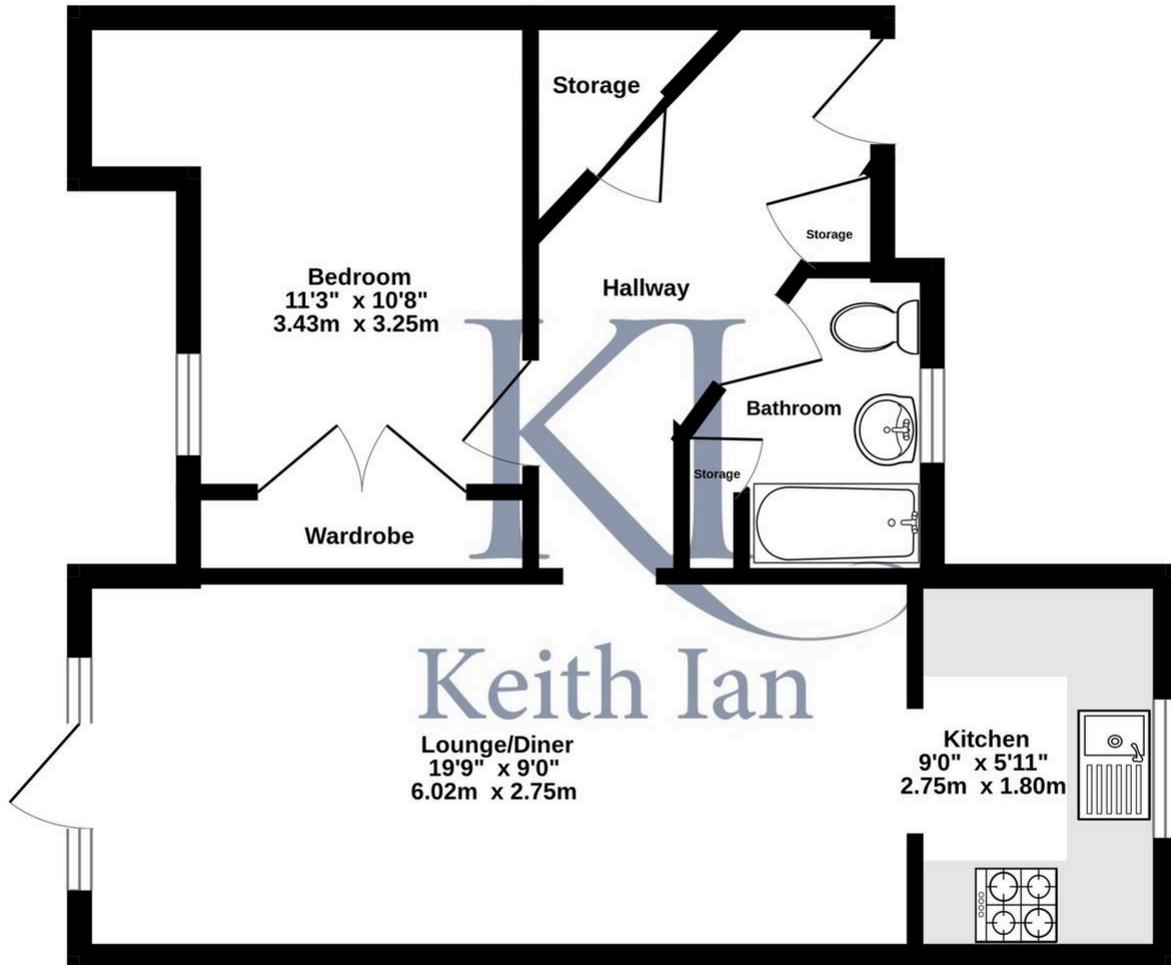
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Ground Floor  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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