





## Falcon Court, Ware, SG12 0XB

**\*\* CHAIN FREE \*\*** Westwood Leber are delighted to bring to the market this immaculately presented two-bedroom first-floor apartment, set within the highly regarded Vicarage Development in Ware. Offering an excellent opportunity for first-time buyers, investors, or downsizers alike, the property boasts a generous lease in excess of 100 years. Internally, the apartment features a spacious sitting/dining room, a stylish re-fitted kitchen, and a modern re-fitted bathroom — all finished to a high standard throughout.

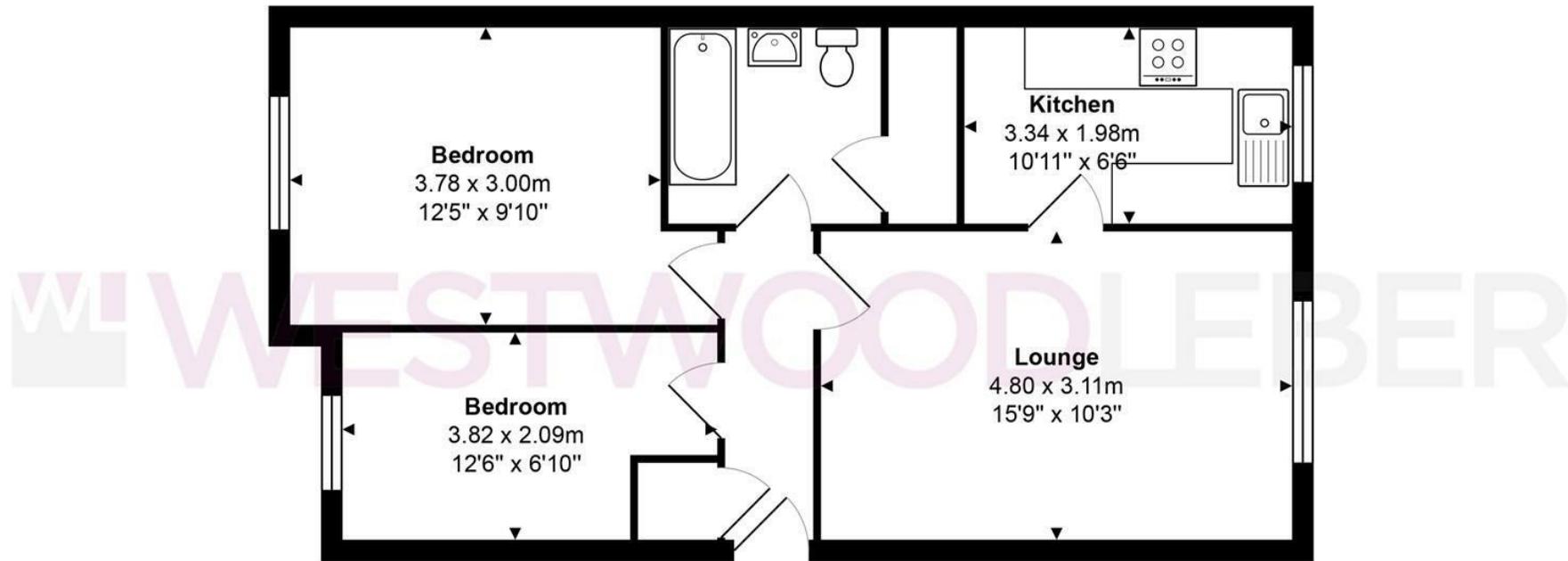
Both bedrooms are well-proportioned doubles, enjoying plenty of natural light and offering a comfortable and versatile living arrangement. Externally, the property benefits from well-maintained communal gardens and ample residents' parking, all within a quiet and established development. The location is ideal, within easy walking distance of Ware's vibrant High Street, Ware Railway Station offering direct services to London Liverpool Street, and the excellent leisure facilities at nearby Wodson Park.

Combining a desirable location with smart interior upgrades and secure long leasehold tenure, this impressive home stands out as one of the best offerings in its category. Early viewing is highly recommended.



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Total Area: approx. 51.7 m<sup>2</sup> ... 556 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.  
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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