



SIMPLY HOMES

Ware Park
Ware SG12 0DX

Offers Over £600,000





Ware Park

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A substantial two double bedroom ground floor apartment set within this elegant Manor House conversion benefiting from generous room sizes with high ceilings throughout and beautifully private communal gardens.

The accommodation offers well proportioned rooms with double height ceilings, double glazing throughout, and comprises; large living room with a beautiful bay window and French doors opening to the communal grounds, principal bedroom with fully tiled en-suite shower room, second double bedroom, additional bathroom and a contemporary fitted kitchen.

Externally Ware Park Manor provides beautiful manicured communal gardens for all the owners to enjoy. The property also comes with the additional benefit of a garage en-bloc and ample guest parking.

Ware Park Manor is a mansion with rich history including numerous royal connections, converted into luxury apartments in 1980, offering spacious and elegant accommodation, well-proportioned rooms with views and country walks on your doorstep.

The property is approximately one mile from the county town of Hertford which provides for a comprehensive range of facilities to include shopping, restaurants, churches and schools. Hertford North station is 8 min (2.1 miles) away with connecting trains to London Kings Cross. The surrounding Hertfordshire countryside provides numerous leisure activities to include riding, walking, water sports, several golf courses and areas of historical interest.

Additional Information:

Local Authority - East Herts

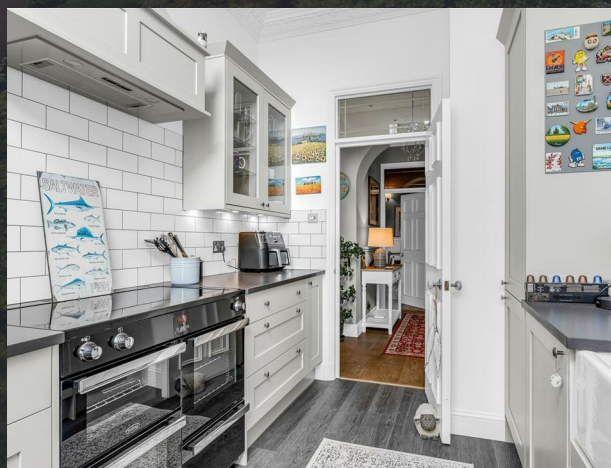
Council Tax - Band E

Lease - 999 years (from 1983)

Service Charge - £3,500 P/A Approx.







- Ground Floor -

Entrance Hallway

Inner Hallway

Lounge/Dining Room 22'2" x 16'10" (6.78m x 5.15m)

Kitchen

Bedroom One 11'0" x 14'2" (3.37m x 4.34m)

En-suite

Bedroom Two 9'10" x 12'11" (3.02m x 3.96m)

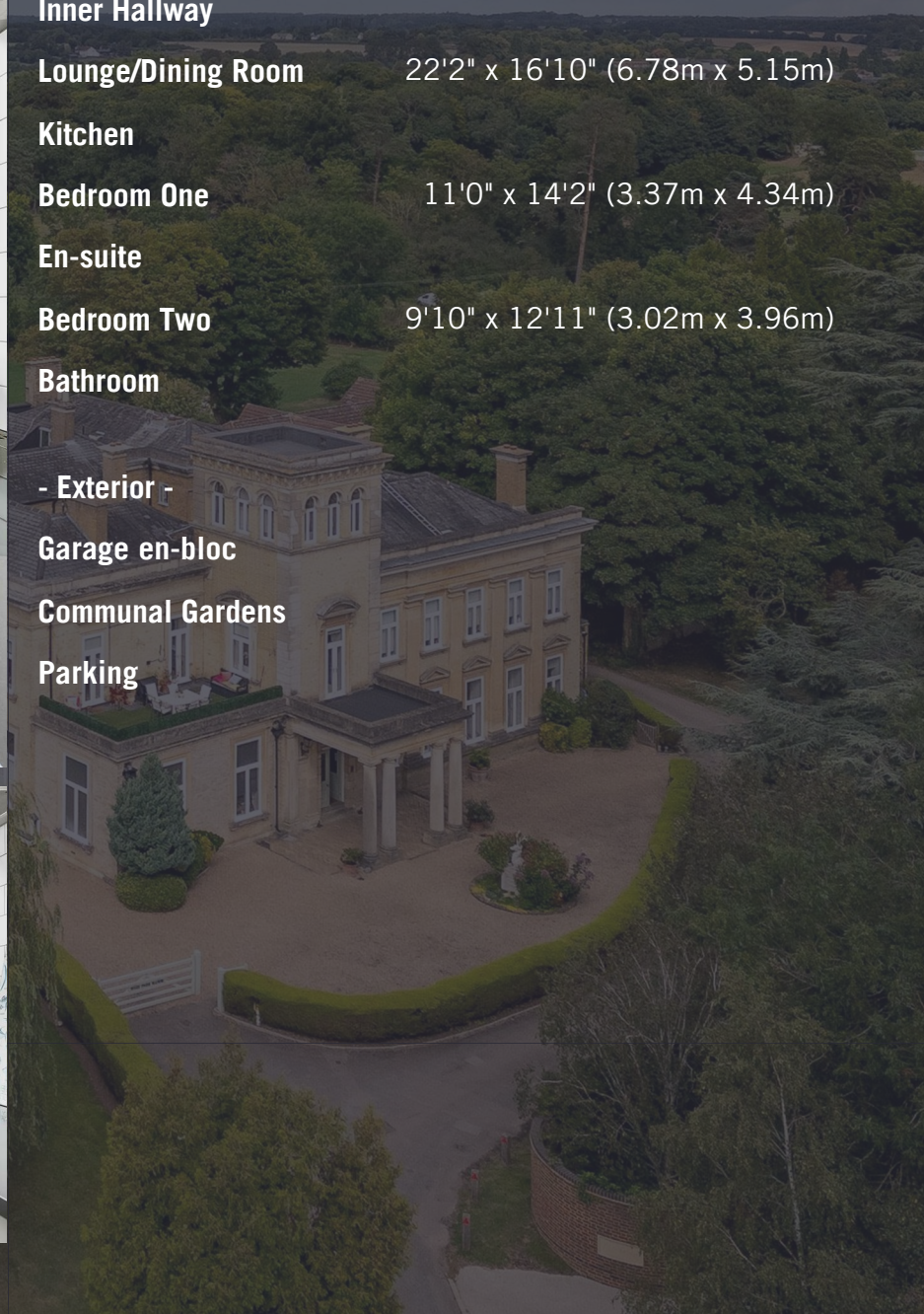
Bathroom

- Exterior -

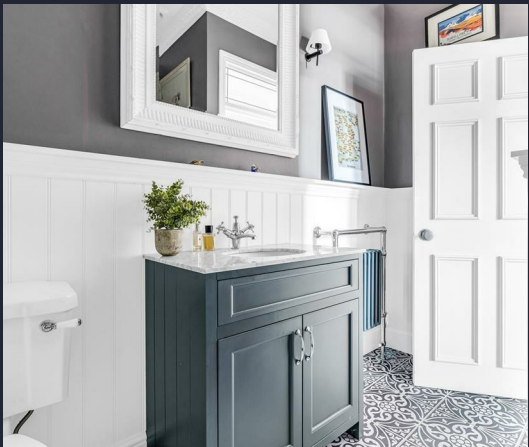
Garage en-bloc

Communal Gardens

Parking







Ground Floor

Approx. 88.5 sq. metres (953.1 sq. feet)



Total area: approx. 88.5 sq. metres (953.1 sq. feet)





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