



Trapstyle Road, SG12 0FQ  
Ware



# RIVERSCROFT MANSIONS

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GROUP

# Trapstyle Road, SG12 0FQ

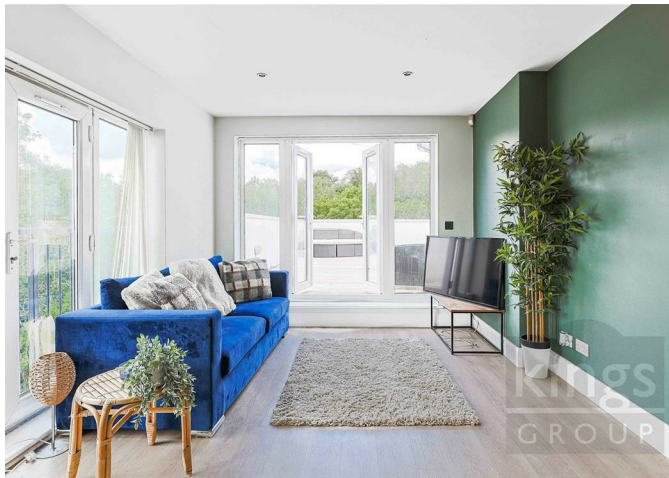
Kings group are DELIGHTED to bring to market this TWO BEDROOM TOP FLOOR APARTMENT for sale within the outskirts of WARE.

The property is comprised of a bright Kitchen / Lounge. Complimented within the Kitchen are integrated appliances giving the kitchen a clean finish. Bedroom One is accompanied by a practical En-suite and a Juliette balcony, Bedroom Two is also complimented with a Juliette balcony ensuring both rooms are naturally bright. At the end of the hallway, you are presented with a great size bathroom with skylight. The property is also complimented with an allocated parking space.

Trapstyle road offers a new owner massive pros with the property being located just 1.06 miles from Ware Train Station and 1.46 miles from Hertford North Railway Station, allowing access into London very easily. The property also benefits from being a 5 minute drive from Ware Town Centre which offers an abundance of supermarkets, banks, restaurants and other high street shops.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£300,000



- TWO BEDROOM TOP FLOOR APARTMENT
- LARGE PRIVATE ROOF TERRACE
- EN-SUITE TO MASTER BEDROOM
- MULTIPLE JULIETTE BALCONIES

- WITHIN LOCAL PROXIMITY OF OUTSTANDING PRIMARY AND SECONDARY SCHOOLS

- 114 YEARS REMAINING ON THE LEASE
- INTEGRATED KITCHEN APPLIANCES
- ALLOCATED PARKING
- 1.06 MILES FROM WARE TRAIN STATION AND 1.46 MILES FROM HERTFORD EAST TRAIN STATION
- COUNCIL TAX BAND C / EPC RATING C

### Entrance Hall

Door entry system, Laminate flooring, Single radiator, Spotlights, Storage cupboard

### Kitchen / Lounge 27'7 x 10'6 (8.41m x 3.20m)

Double glazed window at side aspect, Double radiators, Laminate flooring, Phone point, Power points, TV Aerial point, Juliet balcony, Tiled splash backs, Integrated gas oven with gas hob, Chimney style extractor fan, Integrated fridge freezer, Sink with drainer unit, Integrated Washing machine, Integrated dishwasher, Spotlights, Double glazed French doors leading to roof terrace

### Bedroom One 9'3 x 13'4 (2.82m x 4.06m)

Double glazed French door leading to Juliet balcony, Double radiator, Laminate flooring, TV Aerial point, Power points, Spotlights

### En-Suite

Double glazed opaque window at side aspect, Heated towel rail, Tiled flooring, Part tiled walls, Extractor fan, Thermostatically controlled shower, Pedestal wash basin with mixer tap, Low level WC, Spotlights

### Bedroom Two 10'2 x 10'6 (3.10m x 3.20m)

Double glazed French doors leading to Juliet balcony, Single radiator, Laminate flooring, TV Aerial point, Power points, Spotlights

### Bathroom

Double glazed skylight, Heated towel rail, Tiled flooring, Part tiled walls, Extractor fan, Panel enclosed bath with shower attached, Pedestal wash basin with mixer tap, Low level WC, Spotlights

### Roof Terrace 23'1 x 2'7 (7.04m x 0.79m)

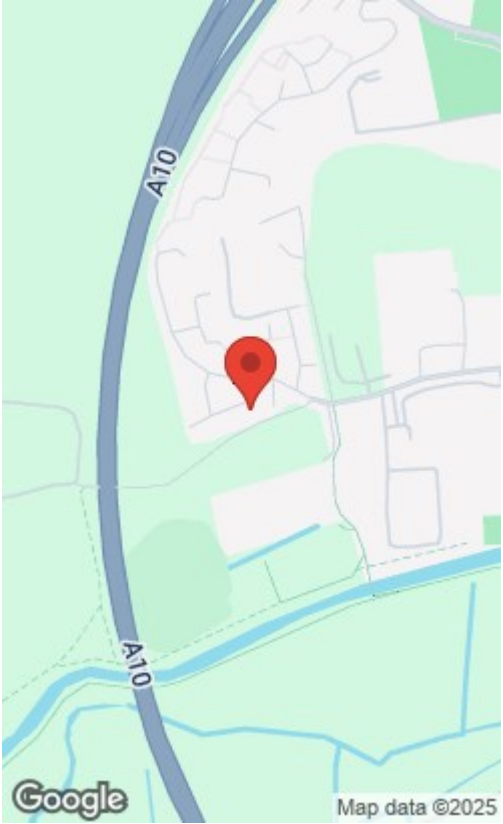




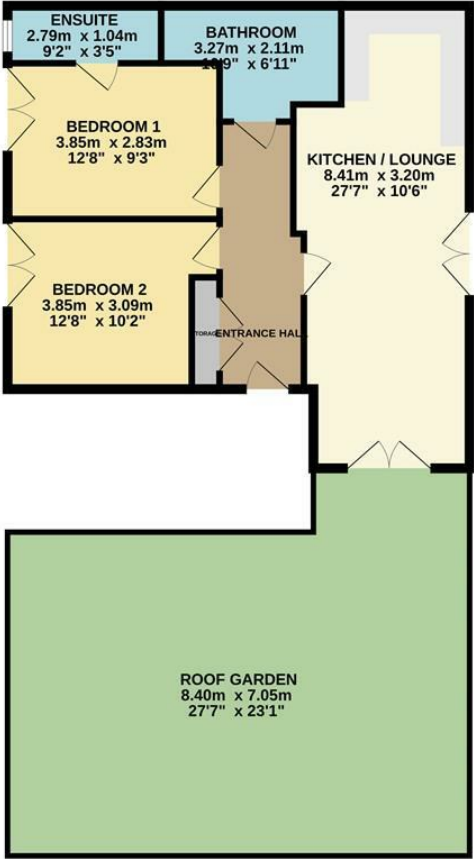




| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                                 |         |           |
| (92 plus) A                                 |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) B                                   |         |           | (92 plus) A                                                     |         |           |
| (69-80) C                                   |         |           | (81-91) B                                                       |         |           |
| (55-68) D                                   |         |           | (69-80) C                                                       |         |           |
| (29-54) E                                   |         |           | (55-68) D                                                       |         |           |
| (1-28) F                                    |         |           | (29-54) E                                                       |         |           |
| (1-40) G                                    |         |           | (21-36) F                                                       |         |           |
| Not energy efficient - higher running costs |         |           |                                                                 |         |           |
|                                             |         |           |                                                                 |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



FOURTH FLOOR  
62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA : 62.6 sq.m. (674 sq.ft.) 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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