



Trapstyle Road, SG12 0BX  
Ware

OV68 KZW

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# Trapstyle Road, SG12 0BX

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

The property is comprised of a bright Lounge adjacent to the practical Kitchen. The Bedroom is accompanied with a large built in wardrobe. The bathroom is fitted with a panel enclosed bath with a shower attached. 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!

£175,000



- ONE BEDROOM TOP FLOOR APARTMENT
- ALLOCATED PARKING FOR ONE PLUS AMPLE ON STREET PARKING
- INTERNALLY BRIGHT
- 1 MILE FROM WARE TOWN CENTRE
- WITHIN LOCAL PROXIMITY OF OUTSTANDING PRIMARY AND SECONDARY SCHOOLS

#### **Lounge 10'6" x 16'4" (3.21 x 5.00)**

Double glazed windows at side aspect, Single radiator, Laminate flooring, Phone point, TV aerial point, Power points, Coved ceiling

#### **Kitchen 6'8" x 10'5" (2.04 x 3.20)**

Double glazed window at side aspect, Laminate flooring, tiled splash backs, Integrated electric oven with electric hob, Integrated extractor fan, Drainer unit sink, Space for Fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Coved ceiling, Spotlights

#### **Bathroom 4'11" x 10'2" (1.50 x 3.10)**

Heated towel rail, Laminate flooring, Extractor fan, Panel enclosed bath with shower attached, Wash basin with vanity unit under, Low level WC

#### **Hallway 2'9" x 6'1" (0.84 x 1.87)**

Laminate flooring, Power points, Airing cupboard

#### **Bedroom 14'0" x 10'8" (4.28 x 3.26)**

Double glazed window at side aspect, Single radiator, Laminate flooring, Built in wardrobe, Power points, Coved ceiling, Double glazed door leading to outdoor space

#### **Leasehold Details**

Lease length - 117 Years

Ground Rent - TBC

Service Charge - £960 per annum

- 117 YEARS REMAINING ON THE LEASEHOLD
- SITUATED IN A CUL-DE-SAC LOCATION
- £960 SERVICE CHARGE PER YEAR
- 1.06 MILES FROM WARE TRAIN STATION AND 1.46 MILES FROM HERTFORD EAST TRAIN STATION
- COUNCIL TAX BAND B / EPC RATING E

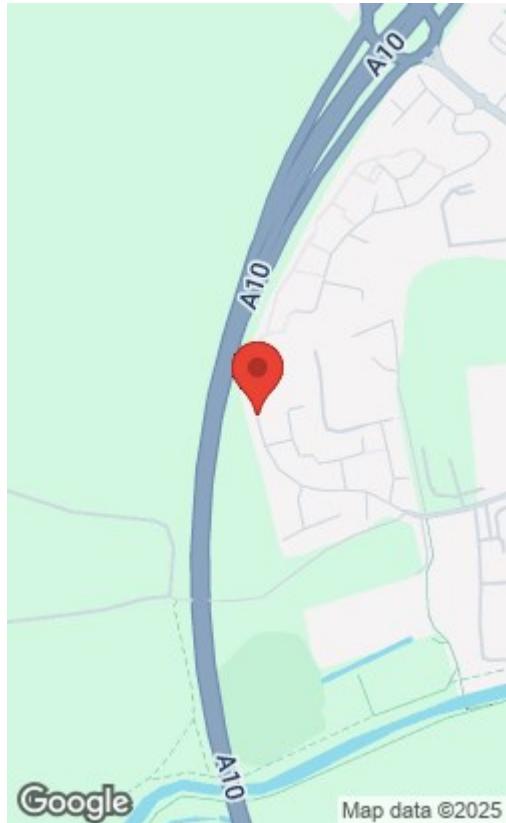




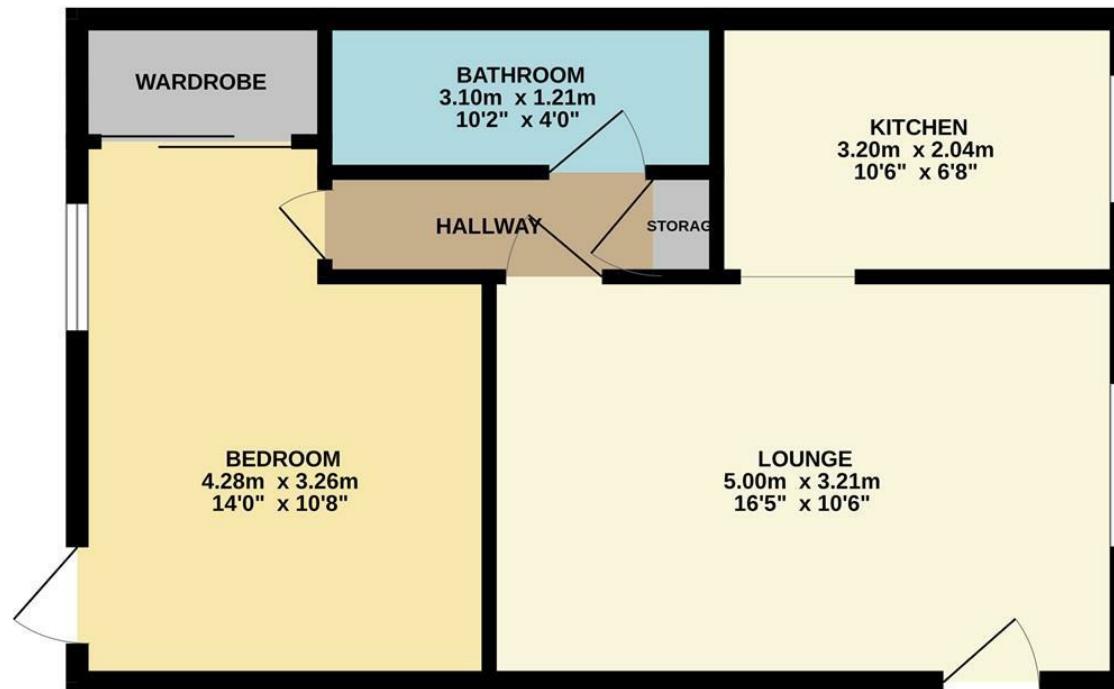




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	42



## FOURTH FLOOR 43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA: 43.4 sq.m. (467 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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