



Kingham Road, SG12 7SB
Wareside





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Kings Group are delighted to bring to market this TWO DOUBLE BEDROOM APARTMENT FOR SALE in WARESIDE. BEING OFFERED WITH A NEW EXTENDED LEASE ON COMPLETION.

Welcome to this beautifully presented two-bedroom first-floor apartment, offering a great sense of space, light, and comfort throughout. As you enter via the private entrance hall, you're greeted by a bright and welcoming space with doors leading to all principal rooms. Immediately to the right, you'll find the modern family bathroom, fitted with a contemporary white suite and finished to a good standard. To the left sits the spacious master bedroom, a lovely double room with plenty of natural light and ample space for freestanding furniture — perfect for creating a calm and restful retreat. Continue along the hallway and to the right is the second bedroom — larger than average for a single, making it ideal as a guest room, home office, or nursery. At the end of the hall, the kitchen offers a practical and well-designed layout with good worktop space, fitted units, and room for appliances — perfect for anyone who enjoys cooking or entertaining. To the left, you'll discover the generous lounge, a fantastic living area with space for both relaxation and dining. Large windows fill the room with natural light, creating a warm and inviting atmosphere.

Outside, the property also benefits from a private garden, offering a rare and highly desirable outdoor space — ideal for summer evenings, barbecues, or simply enjoying a bit of quiet time. This apartment would make an excellent first home, downsizing opportunity, or investment, combining generous proportions, a thoughtful layout, and the added bonus of private outdoor space.

Offers In Excess Of £255,000



- TWO BEDROOM APARTMENT
- INTERNALLY MODERN THROUGHOUT
- LARGE DOUBLE BEDROOM AND A GREAT SIZED SINGLE BEDROOM
- 10 MINUTE DRIVE FROM WARE HIGH STREET
- CATCHMENT AREA OF WIDFORD SCHOOL AND WARESIDE CHURCH OF ENGLAND PRIMARY SCHOOL

Location

Kingham Road offers a well-positioned combination of village tranquillity with access to reasonably good transport links and nearby town amenities. It's ideal if you're looking for a peaceful setting that's still within reach of commuter routes and local services. Being a village setting, immediate amenities are modest — you'll likely rely on nearby Ware (or other larger centres) for major shopping, leisure and dining options. Some local convenience / community facilities may exist within walking or short drive distance given the village context. The surrounding countryside means you're likely to enjoy green views, quieter streets, and a more relaxed pace of life compared to urban locations.

Travel Links

The nearest mainline rail station is Ware railway station, approximately 4 km away. Local bus stops are available on Kingham Road & at the adjacent road junctions, giving access to services along the B1004 and nearby minor roads. While the village enjoys a countryside feel, access to larger towns and commuter links is reasonable — making it suitable for those who want a balance of peace and connectivity.

Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Kingham Road offers, you also have some of the areas most sought after and popular schools such as Widford School, Priors Wood Primary School, Hunsdon Junior Mixed and Infant School.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

- LEASEHOLD
- PRIVATE GARDEN
- OFFERED WITH A NEW EXTENDED LEASE ON COMPLETION
- 2.46 MILES AWAY FROM WARE TRAIN STATION
- COUNCIL TAX BAND B

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease length - 88 Years

Service Charge - £2060 Per Year

Ground Rent - £10 per year





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Where's Wally?
Schuel
Blue Peter

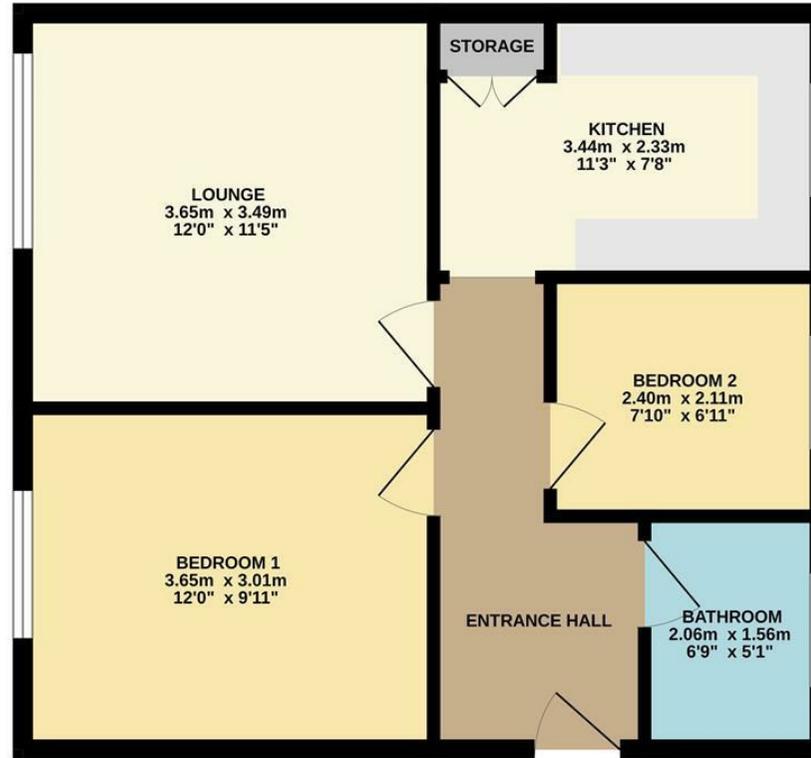
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GROUND FLOOR
46.1 sq.m. (496 sq.ft.) approx.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| 62 | 78 | | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



TOTAL FLOOR AREA : 46.1 sq.m. (496 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 MISDESCRIPTONS 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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