

4D Temple Lane  
Ware, SG12 0HP  
Guide price £215,000







## 4D Temple Lane Ware, SG12 0HP

Tucked away in the charming village of Tonwell, just north of Ware, this spacious one-bedroom apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Thoughtfully designed and well-proportioned, the property has been enhanced with a refitted kitchen and bathroom, offering a contemporary finish throughout.

The bright and airy lounge/diner provides a welcoming space to relax and entertain, while the generous double bedroom ensures a restful retreat. A useful storeroom and loft space add a practical touch, perfect for additional storage needs.

Externally, residents can enjoy well-maintained communal gardens and the convenience of residents' parking. Ideally positioned with easy access to Ware and Hertford, this delightful apartment offers village charm with modern comfort.

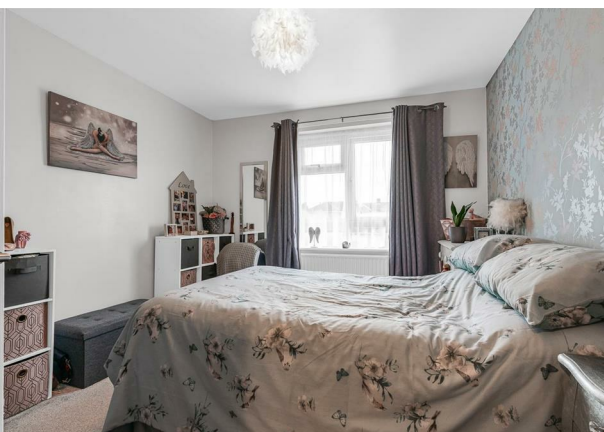
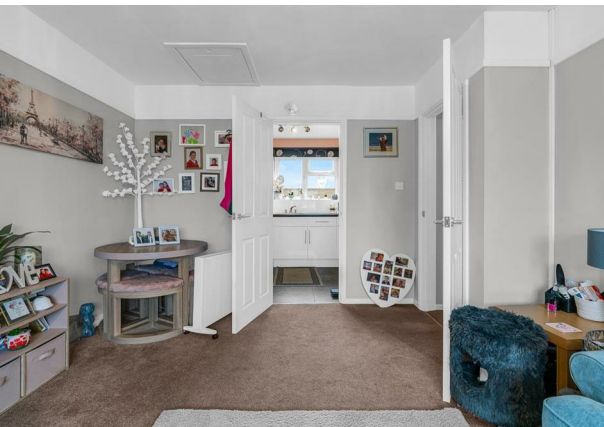
Lease Details:

Lease remaining: 89 years  
Service charge: £115 per month  
Ground rent: £10 per year  
Viewings highly recommended.



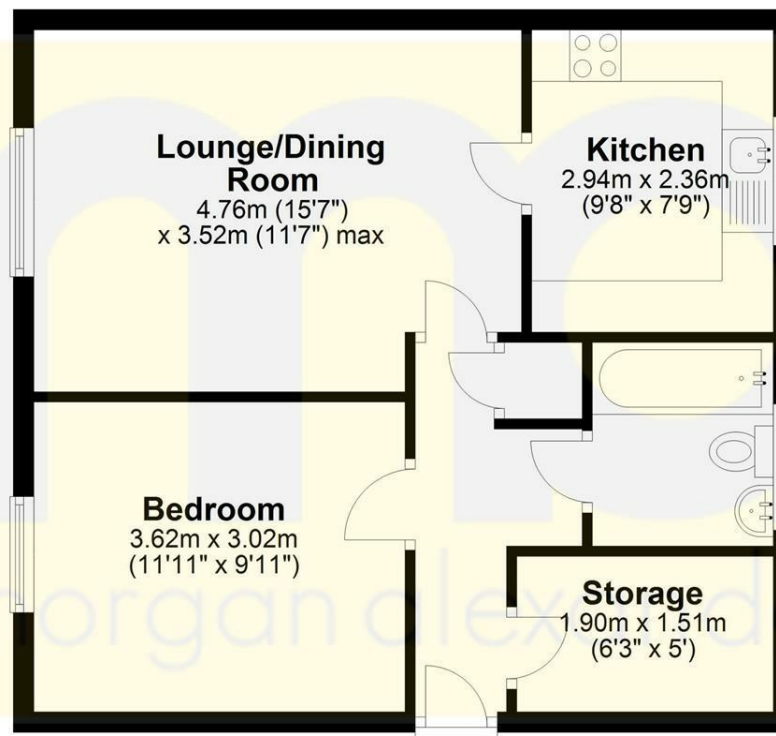






## First Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 47.9 sq. metres (515.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency 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	

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

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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