

Flat 4 Gospel Court Collett Road
Ware, SG12 7LX
Guide price £285,000

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Modern 2-Bedroom Apartment in Gospel Court, Collett Road, Ware – Share of Freehold – No Ground Rent – Only £30/month Communal Costs

Discover this stunning, move-in-ready 2-bedroom apartment nestled within the exclusive Gospel Court development on Collett Road, Ware. One of only four homes in this private community, this property offers a rare combination of modern living, low ongoing costs, and a prime location.

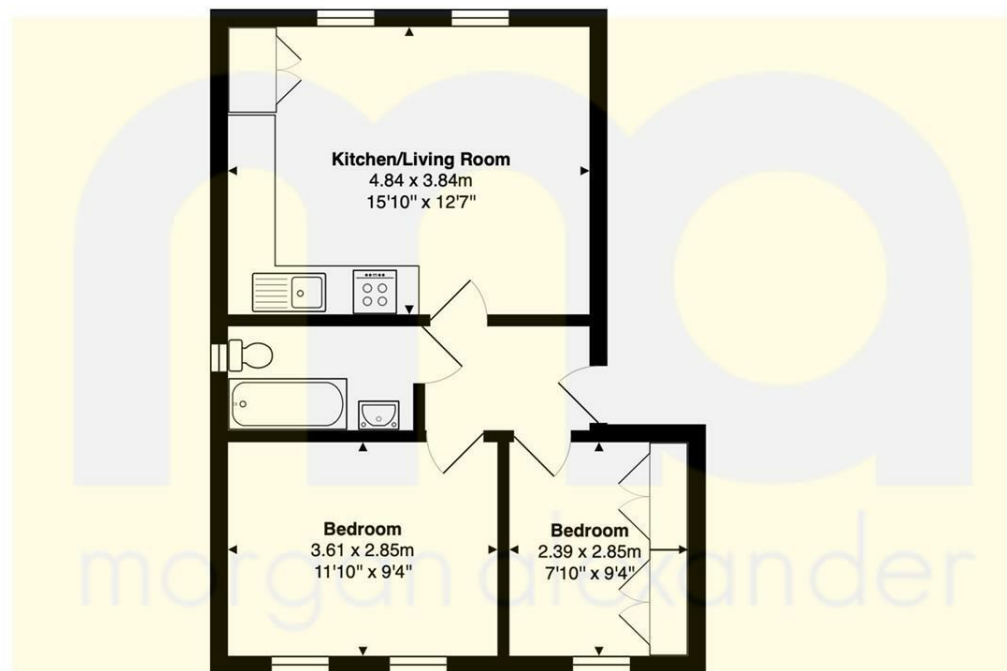
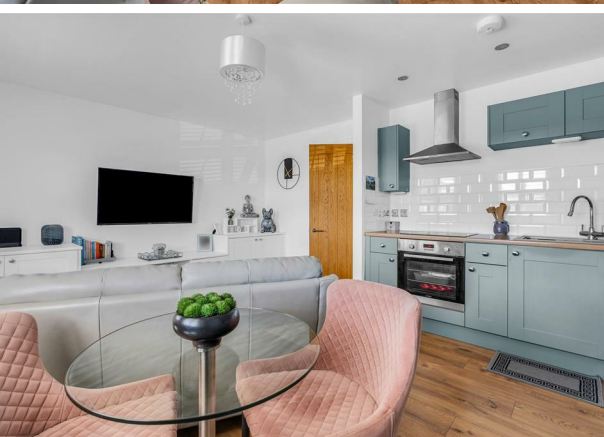
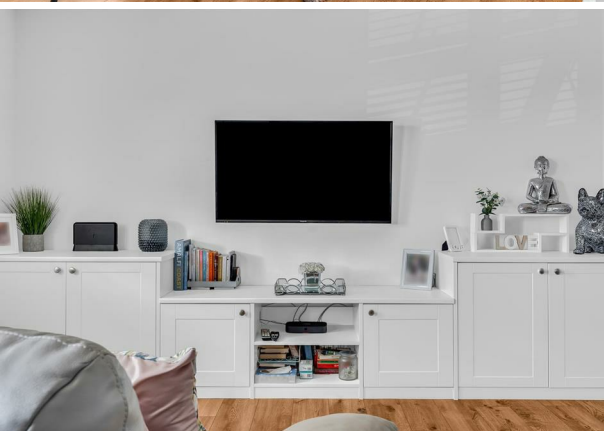
The apartment benefits from a share of the freehold, meaning there is no ground rent to pay, and the communal costs are only £30 per month, making it an exceptionally affordable home to maintain.

The property has been upgraded with extra features, including shutters in every room, fitted wardrobes in the second bedroom, cabinets under the TV, and extended kitchen cupboard units, making it a truly turnkey property. The spacious and bright open-plan living and dining area is perfect for relaxing or entertaining, with a modern, well-equipped kitchen seamlessly integrated into the space.

The second bedroom is versatile and easy to fit with a single bed, ideal for guests or a home office. The bathroom is sleek and contemporary, complementing the modern aesthetic of the apartment.

Outside, the property benefits from allocated parking and is situated within private, well-maintained grounds, providing a secure and pleasant environment. Located within walking distance of Ware town centre and Ware railway station, which offers direct links to London Liverpool Street, this home is perfect for commuters and those seeking convenient access to local amenities. Whether you're a first-time buyer, investor, or looking for a stylish, low-maintenance home in a desirable area, this apartment offers everything you need for comfortable, affordable living.





First Floor
Area: 44.4 m² ... 478 ft²

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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