

79 Stewart place Station Road
Ware, SG12 9UN
£270,000





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Discover this stylish and contemporary 2-bedroom, 1-bathroom fourth-floor flat located on Station Road, Ware. Spanning approximately 615 square feet, this well-presented property offers a comfortable and convenient lifestyle in a sought-after location.

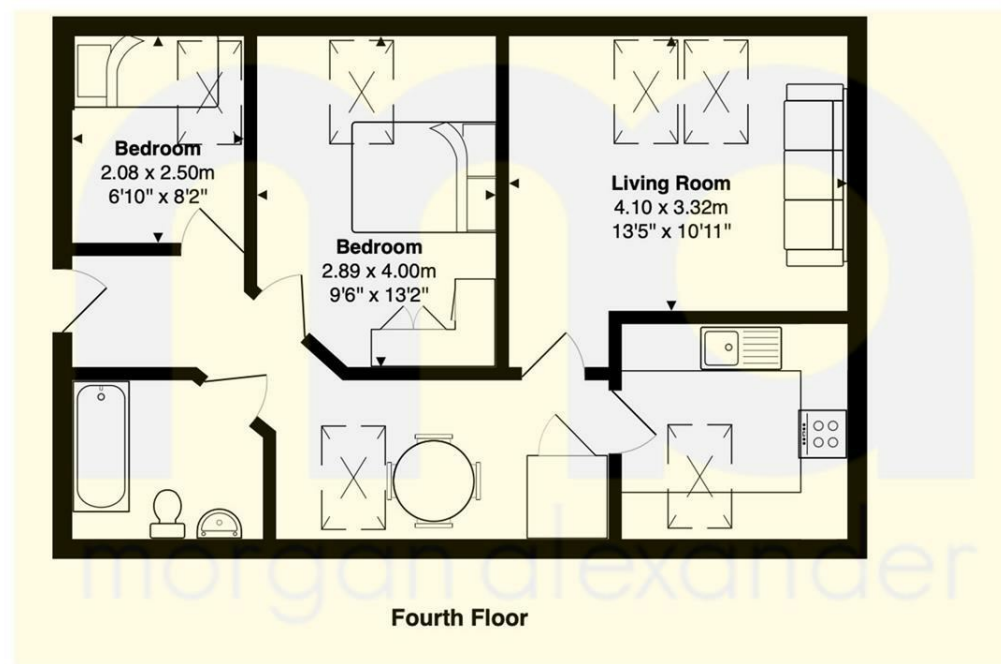
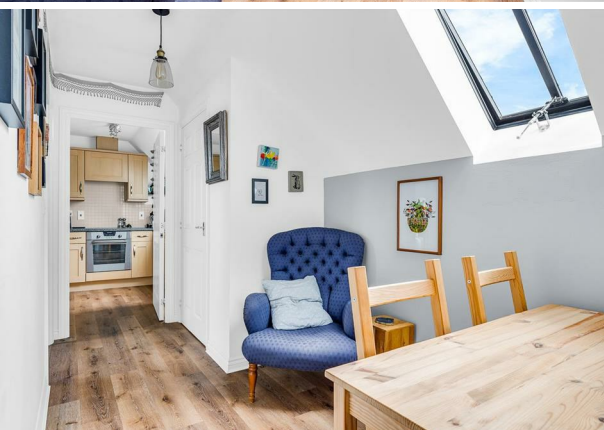
The spacious layout features a separate kitchen and dining area, perfect for entertaining and everyday living. The modern kitchen is equipped with ample storage and appliances, providing a functional space for meal preparation. The two bedrooms are generously proportioned, offering versatile space for relaxation or a home office.

The bathroom is sleek and contemporary, finished with neutral fittings. Residents benefit from secure allocated parking, ensuring peace of mind and convenience.

The building also includes a communal lift, providing easy access to the fourth-floor apartment. Located just a 2-minute walk from Ware train station, this property offers excellent transport links to London and beyond, making it ideal for commuters.

Additionally, it is only a 2-minute walk to Ware town centre, where you can enjoy a variety of local amenities including shops, restaurants, and bars. This modern flat presents an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance home in a prime location.





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 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, mis-statement or use of data shown.
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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		
England & Wales	EU Directive 2002/91/EC		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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