

Osprey House Briardale  
Ware, SG12 0XF  
Asking price £250,000







## Osprey House Briardale Ware, SG12 0XF

Morgan Alexander Wright are delighted to offer for sale this well-presented two-bedroom ground-floor apartment in Osprey House, offering spacious and versatile accommodation throughout.

The property benefits from a modern shower room, a contemporary gloss-finish kitchen, a generous lounge, and two well-proportioned bedrooms, making it ideal for first-time buyers or buy-to-let investors.

Located within the popular Vicarage development on the outskirts of Ware town centre, the apartment is conveniently positioned for a range of local amenities and the mainline train station, which provides direct services to London.

Ware itself is approximately 24 miles north of central London and enjoys excellent transport links via the A10 and A414. The historic town centre offers a wide array of shops, supermarkets, restaurants, and pubs. The property is just a few hundred yards from the River Lee, known for its picturesque gazebos and scenic walking routes towards Hertford and Broxbourne.

The apartment is also within the catchment area for St Catherine's Primary School and Chauncy Secondary School.

Ware mainline station is approximately one mile away, with services to London Liverpool Street in around 40 minutes. Additional connections are available from Broxbourne, providing access to Stansted, Cambridge, and cross-London routes via Tottenham Hale.

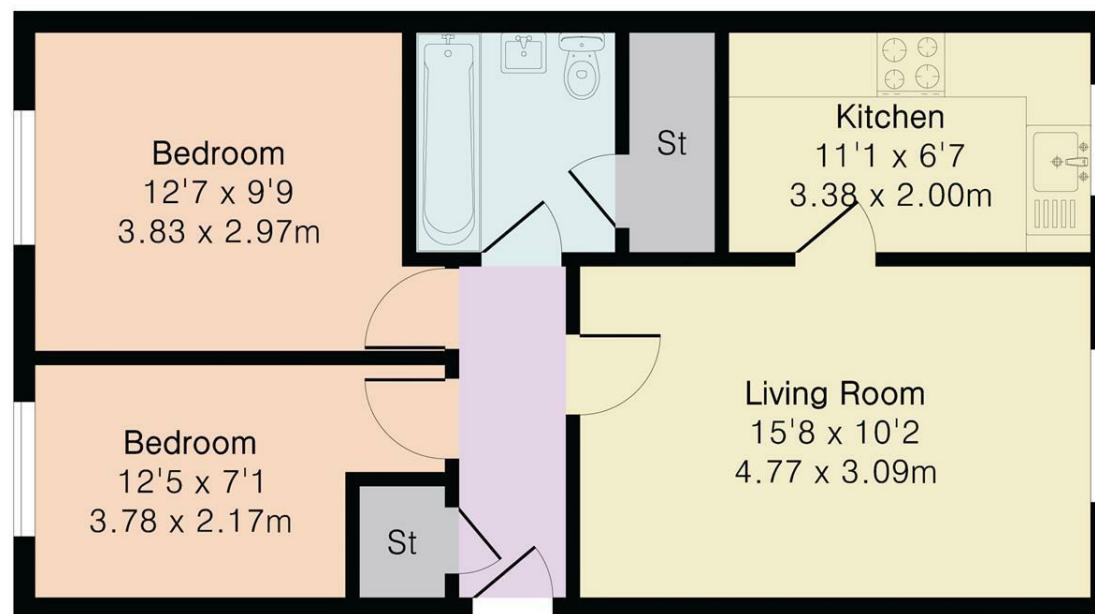








**Approximate Gross Internal Area 559 sq ft - 52 sq m**



Ground Floor

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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