

**Flat 8 Ware Park Manor**  
**Ware Park, SG12 0DX**  
**Offers in excess of £550,000**





## Flat 8 Ware Park Manor Ware Park, SG12 0DX

Positioned within the main house, the property immediately impresses with its sense of scale and architectural integrity. High ceilings, large sash windows and carefully considered finishes create a light-filled and sophisticated interior throughout.

The accommodation is arranged over a split-level layout, adding both character and practicality. The welcoming entrance hall sits on the first floor, where a statement staircase and clean lines set the tone. From here, stairs descend to a superb dual-aspect living space, where natural light pours in from multiple elevations. This is a genuinely usable room, not just visually appealing, with clear zoning for both relaxation and dining.

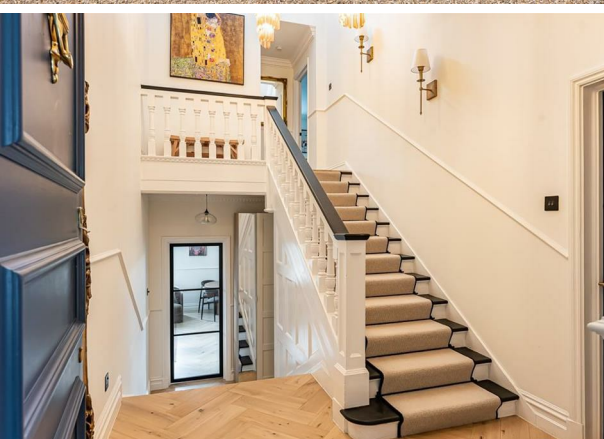
The kitchen has been thoughtfully designed and finished to a high standard, featuring a Nordic oak fitted kitchen with stone worktops, a Smeg oven, and fully integrated AEG appliances including a fridge freezer, dishwasher, washing machine and tumble dryer. A Quooker tap provides instant boiling and filtered water, combining functionality with a clean, modern aesthetic.

The upper level provides two well-proportioned bedrooms, both enjoying pleasant outlooks across the surrounding grounds. The principal bedroom is particularly well balanced, while the second room offers flexibility as a guest room or home office without feeling compromised. The bathroom has been stylishly appointed with marble tiling and Lusso stone fixtures, delivering a refined and cohesive finish.

Externally, residents benefit from access to extensive communal gardens, which are a genuine asset rather than an afterthought. Mature trees, open lawns and a sense of space give the setting a country house feel, while still being within easy reach of local amenities.

A garage en bloc is included, along with allocated parking and ample visitor spaces. That combination removes a common friction point in developments of this type.





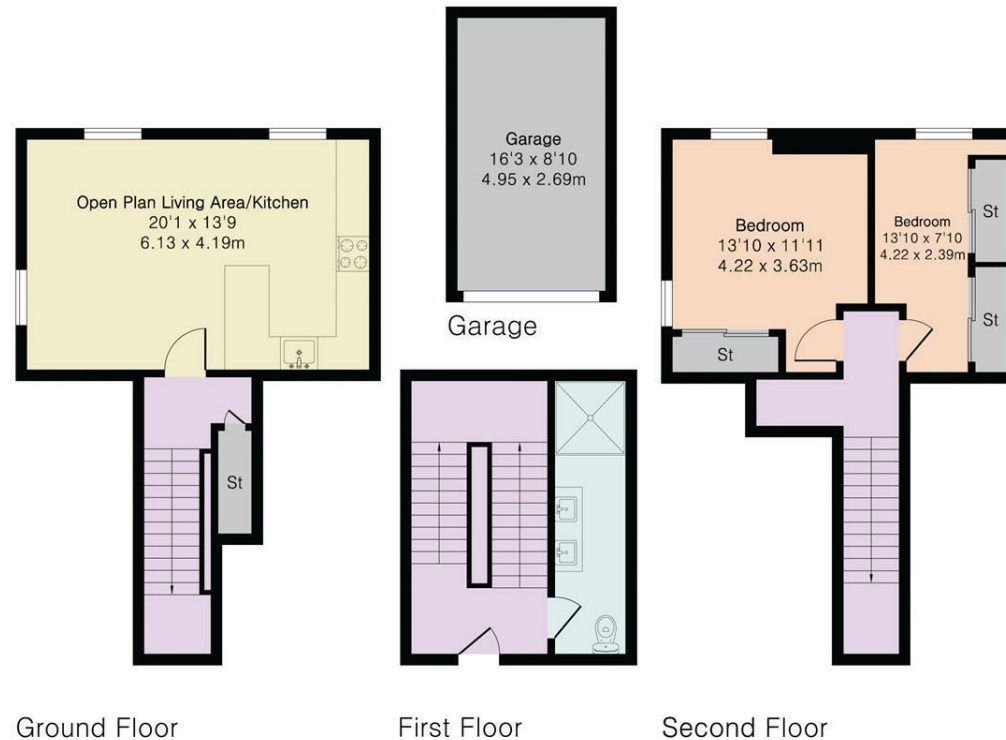
**Approximate Gross Internal Area 922 sq ft - 85 sq m  
(Excluding garage)**

Ground Floor Area 370 sq ft – 34 sq m

First Floor Area 207 sq ft – 19 sq m

Second Floor Area 345 sq ft – 32 sq m

Garage Area 140 sq ft – 13 sq m



Ground Floor

First Floor

Second Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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