

Flat 7 Amwell House
Ware, Hertfordshire SG12 9FR
Guide price £459,995

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Flat 7 Amwell House Ware, Hertfordshire SG12 9FR

An exceptional two-bedroom split-level apartment extends to approximately 887 sq ft and has been finished to an outstanding standard throughout. Combining the elegance of a beautifully restored period building with the luxury of contemporary living, the property also benefits from a private courtyard garden and two allocated parking spaces.

Amwell House is one of Ware's most recognisable landmark buildings, thoughtfully restored to create an exclusive collection of individually designed homes in the very heart of the town.

The accommodation immediately impresses with its high ceilings, large sash windows and beautifully considered interiors, creating a wonderful sense of light and space. The impressive open plan living and dining room forms the heart of the home, featuring engineered oak flooring, a feature fireplace with stove and French doors opening directly onto the private landscaped courtyard garden, creating a seamless connection between indoor and outdoor living.

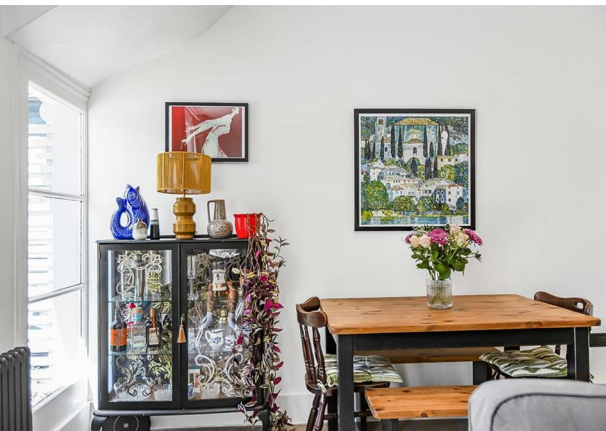
The contemporary kitchen is beautifully appointed with sleek cabinetry, Quartz worktops and a comprehensive range of integrated appliances, perfectly suited to both everyday living and entertaining.

The principal bedroom is an elegant retreat with decorative wall panelling and direct access to a luxurious bathroom featuring a freestanding bath, large walk-in shower and premium fittings. A generous second bedroom on the lower ground floor provides excellent flexibility as a guest suite, home office or cinema room.

Outside, the landscaped courtyard offers a private, low maintenance space ideal for relaxing or entertaining, while the property also benefits from two allocated parking spaces and the remainder of the New Build Warranty for added peace of mind.

Ideally positioned in the centre of Ware, the property is just moments from the historic High Street, River Lea, New River, independent cafés, restaurants and boutique shops. Ware railway station is directly opposite, providing regular services to

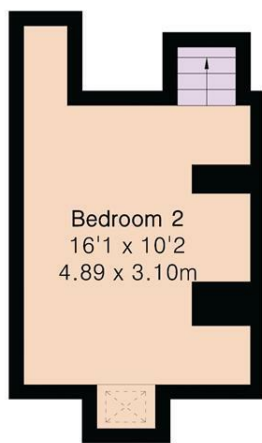




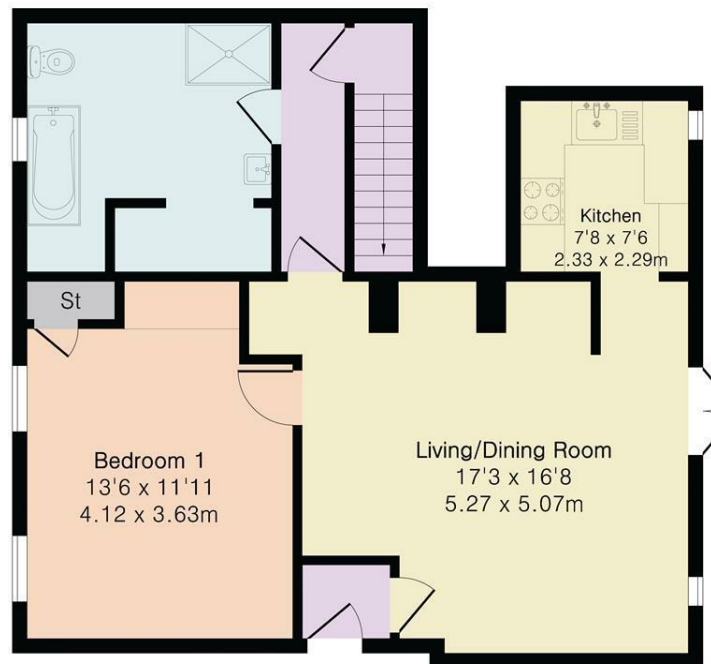
Approximate Gross Internal Area 887 sq ft - 83 sq m

Basement Area 146 sq ft – 14 sq m

Ground Floor Area 741 sq ft – 69 sq m



Basement



Ground Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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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