

Taylor Phelps are pleased to offer this rarely available two bedroom apartment positioned on the highly desirable southside of Ware in prime Presdales school catchment area, close to the high street and station which serves both Hertford East and London Liverpool Street. This spacious apartment is located on the ground floor and has been completely renovated throughout with a refitted kitchen and bathroom and new heating. Further benefits from an extended lease, private balcony and garage en bloc. Available Chain Free.























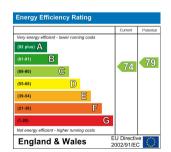
Floor Plan

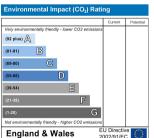
## MALTINGS COURT BALCONY 6'4" x 6'4" 1.9'4m x 1.94m LOUNGE/DINER 17'7" x 12'0" 5.36m x 3.66m KITCHEN 13'8" x 7'0" 4.16m x 2.13m BATHROOM BEDROOM ONE **BEDROOM TWO** 12'0" x 8'5" 3.65m x 2.57m 12'0" x 7'0" 3.65m x 2.14m

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







