



 paulwallace

Crane Mead, Ware, SG12 9FQ |  
£289,995 | Leasehold

## Crane Mead, Ware, SG12 9FQ

Introducing a stunning two bedroom first floor apartment located in the highly sought-after Sommers Court, Crane Mead. This impeccably presented home boasts a contemporary, recently refurbished kitchen, double glazed windows, fitted wardrobes and an ensuite bathroom in the master bedroom, a luxurious bathroom, a spacious second bedroom, and a picturesque riverside setting perfect for leisurely walks. With a long lease and low service charges, this property also offers a modern and stylish interior. Situated just 24 miles north of Central London, Ware is ideal for commuters and those looking for easy access to the capital and surrounding areas. With excellent road connections such as the A10 and A414, travel is made effortless. Within walking distance from this property is the charming historic town centre, which provides residents with an abundance of amenities to enjoy. From supermarkets to boutique shops, restaurants to traditional pubs, there is something for everyone. The picturesque River Lee runs through the town centre, offering stunning scenery and delightful walks towards Hertford and Broxbourne. For those reliant on public transport, the mainline station is conveniently located just 0.3 miles away. From here, frequent services operate to Liverpool Street, with a journey time of approximately 40 minutes. Additional train services can be accessed from Broxbourne, allowing for easy travel to Stansted and Cambridge. Furthermore, Tottenham Hale offers services across London, ensuring all your connectivity needs are met.

- Impeccably presented and beautifully designed two bedroom apartment
- Recently refurbished kitchen with modern finish
- Ensuite bathroom and fitted wardrobes in the master bedroom
- Luxurious and spacious bathroom
- Picturesque riverside location offering delightful walks
- Long lease and low service charges for added convenience
- Ware railway station is conveniently located just 0.3 miles away
- Charming historic town centre with a wide range of amenities and entertainment options



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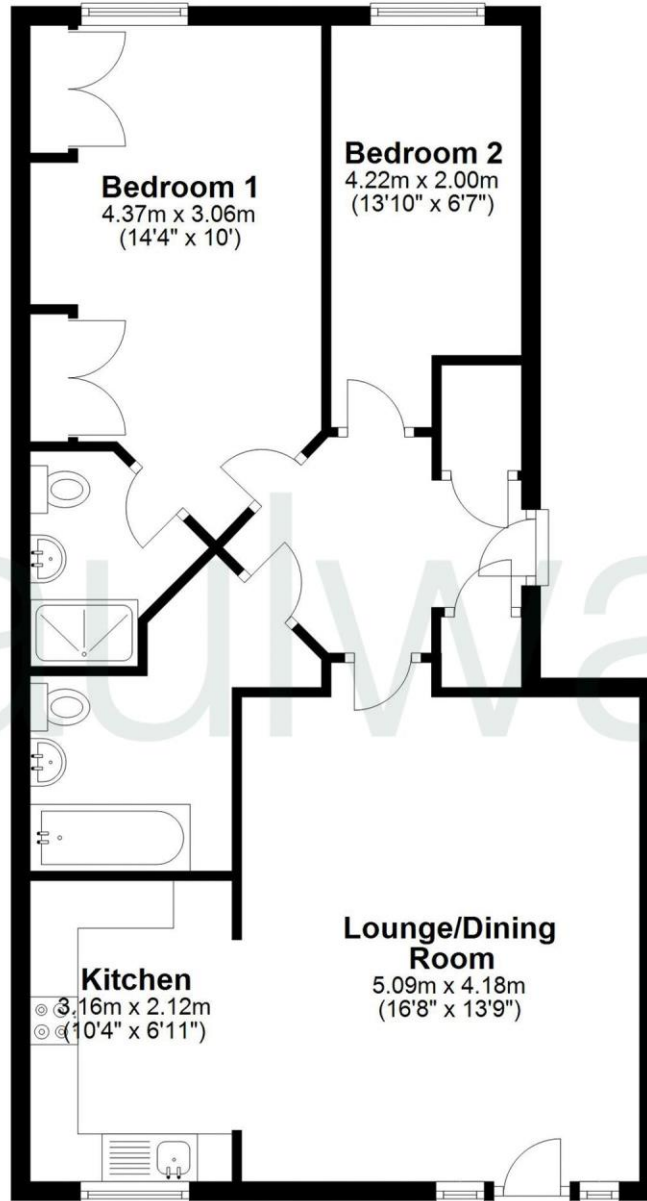
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## First Floor

Approx. 69.4 sq. metres (746.9 sq. feet)



Total area: approx. 69.4 sq. metres (746.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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, miss-statement or use of data shown.

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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.