Elliot Heath
ESTATE AGENTS

Flat 22, Stewart Place Station Road, Ware

Guide Price **£260,000**

Flat 22

Stewart Place Station Road, Ware

Loft-style top-floor apartment in Ware town centre, minutes from the station. Two bedrooms, loft access, modern kitchen & bathroom, spacious lounge/diner, lift access to all floors, secure parking.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Top Floor

Approx. 55.1 sq. metres (593.0 sq. feet)

Accommodation
Communal entrance door giving access to:

Communal Entrance Hall
With lift and stairs giving access to first floor landing and personal entrance door giving access to:

Entrance Hall
With secure entry phone system, access to loft, Velux style window to rear aspect, airing cupboard, wood flooring, electric wall heater, access to:

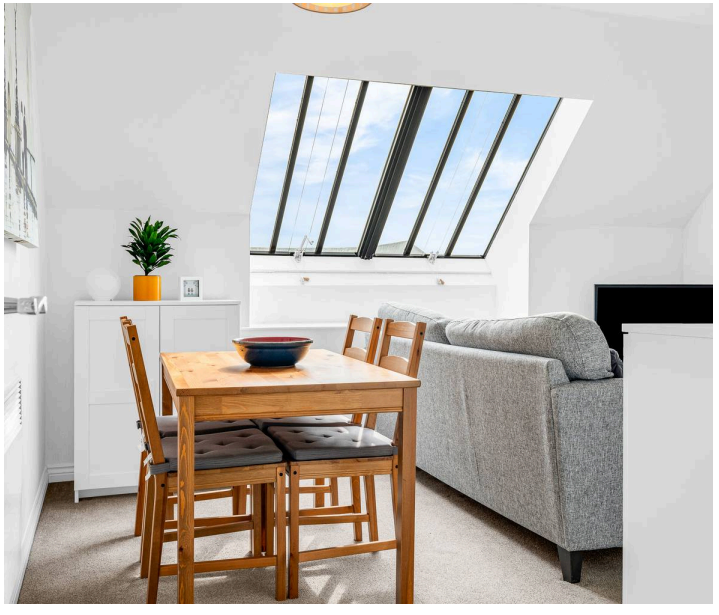
Lounge/Diner
13' 5" x 13' 6" (4.09m x 4.11m)
With Velux style window to front aspect, electric wall heater.

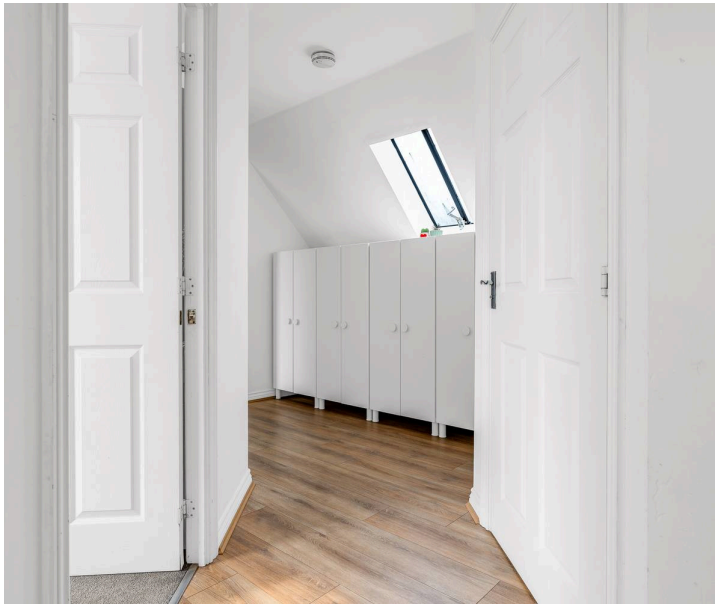
Kitchen
9' 2" x 8' 7" (2.79m x 2.61m)
With Velux style window to rear aspect, Fitted with a range of wall and base storage units with granite effect work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring.

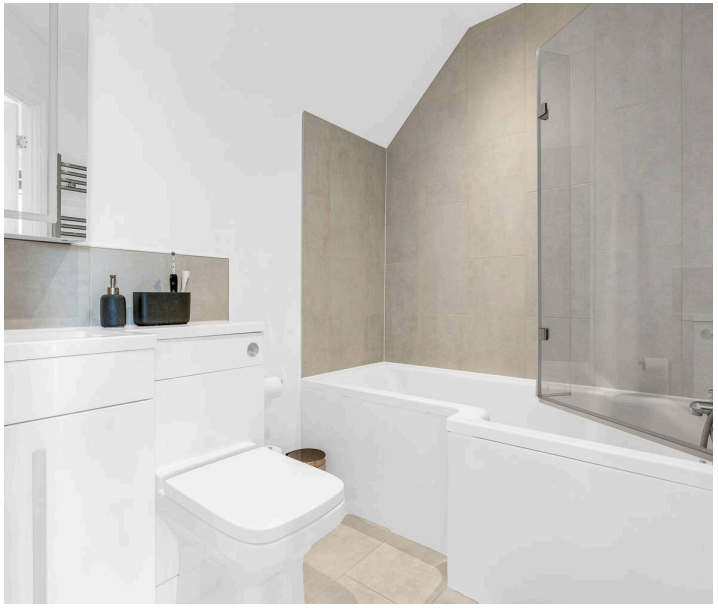
Bedroom One
9' 6" x 9' 5" (2.89m x 2.87m)
With Velux style window to front aspect, electric panel heater.

Bedroom Two
8' 2" x 6' 8" (2.49m x 2.03m)
With Velux style window to front aspect, electric panel heater.

Bathroom
Fitted with a white suite comprising panel enclosed with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, chrome heated towel rail, tiled splash back areas, tiled flooring.







COMMUNAL GARDEN

The property benefits from the use of communal courtyard style gardens with seating areas.

SECURE GATED

1 Parking Space

Private gated allocated parking and visitors parking on a first come first served basis.

Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk