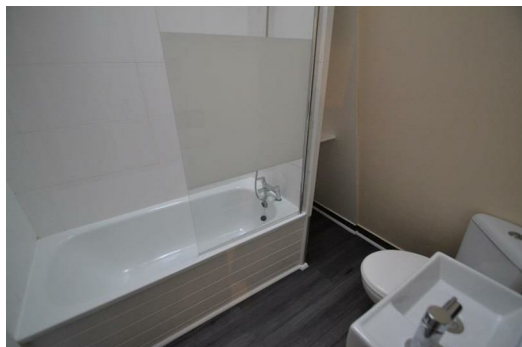




## 18 Peregrine House | Ware | SG12 0XD

**Asking Price £270,000**

Spacious two double bedroom top floor flat, recently redecorated throughout, set within a quiet residential area within walking distance of the town centre, Glaxo, schools and rail station. Offering elevated views over the North of Ware and countryside beyond, this property offers Wi-Fi controlled heaters, built-in storage and uPVC double glazing. Externally there is lots of parking for residents and visitors, plus a well kept communal garden and drying area. NO CHAIN !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Communal Hallway

Dual access to block via entrance doors to front and rear. Staircase to top floor landing. Replacement entrance door to:

### Reception Hallway

**20'1 x 4'6 (6.12m x 1.37m)**

Electric panel heater. Built-in cupboard containing Megaflow cylinder, hot water tank and shelf. Wood laminate floor covering. Doors off.

### Kitchen

**10'6 x 10'6 (3.20m x 3.20m)**

uPVC double glazed window to front. Range of wall and base units incorporating drawers, breakfast bar, roll top work surfaces and single drainer sink unit with mixer tap. Integrated four ring electric hob with extractor above and electric oven/grill below. Space & plumbing for washing machine. Space for fridge. Inset downlights. Wood laminate floor covering. Open to:

### Lounge

**11'0 x 10'8 (3.35m x 3.25m)**

uPVC double glazed window to rear. Electric panel heater. Inset downlights. Wood laminate floor covering.

### Bedroom One

**11'9 x 7'10 (3.58m x 2.39m)**

uPVC double glazed window to side. Electric panel heater. Built-in storage cupboard. Wood laminate floor covering.

### Bedroom Two

**9'10 x 8'10 + door recess (3.00m x 2.69m + door recess)**

uPVC double glazed window to side. Electric panel heater. Built-in double door storage cupboard. Wood laminate floor covering.

### Bathroom

**6,4 x 5'9 (1.83m, 1.22m x 1.75m)**

Suite comprising panel enclosed bath with mixer tap & shower attachment and shower screen, vanity unit with inset wash hand basin and low flush WC. Extensive tiling to splashback areas. Skylight. Inset downlights. Wood laminate floor covering.

### EXTERIOR

#### Communal Drying Area

Rotary washing lines.

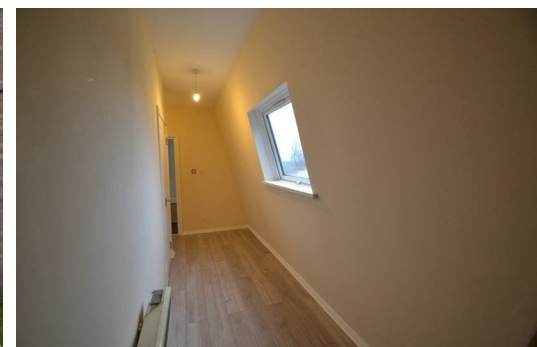
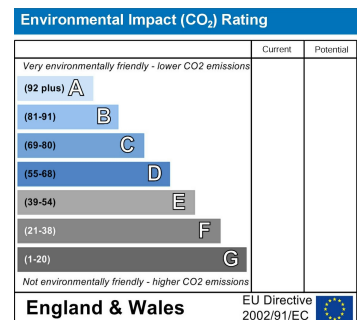
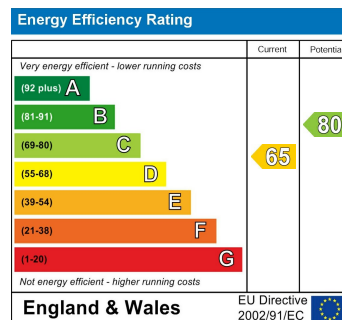
#### Parking

Plenty of parking for residents and visitors.

#### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

### Energy Performance Certificate



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