



**Elliot Heath**  
ESTATE AGENTS

**Flat 24, Stewart Place Station Road, Ware**

Guide Price **£275,000**



# Flat 24

Stewart Place Station Road, Ware

Chain-free ground floor 2-bed home. One of only two original show flats in modern development near Ware station. Fully fitted kitchen, bathroom, spacious sitting/dining room. UPVC double glazing, secure entry, furnished. Access to secured parking space.

Call 01920 293333.

Council Tax band: C

Tenure: Leasehold

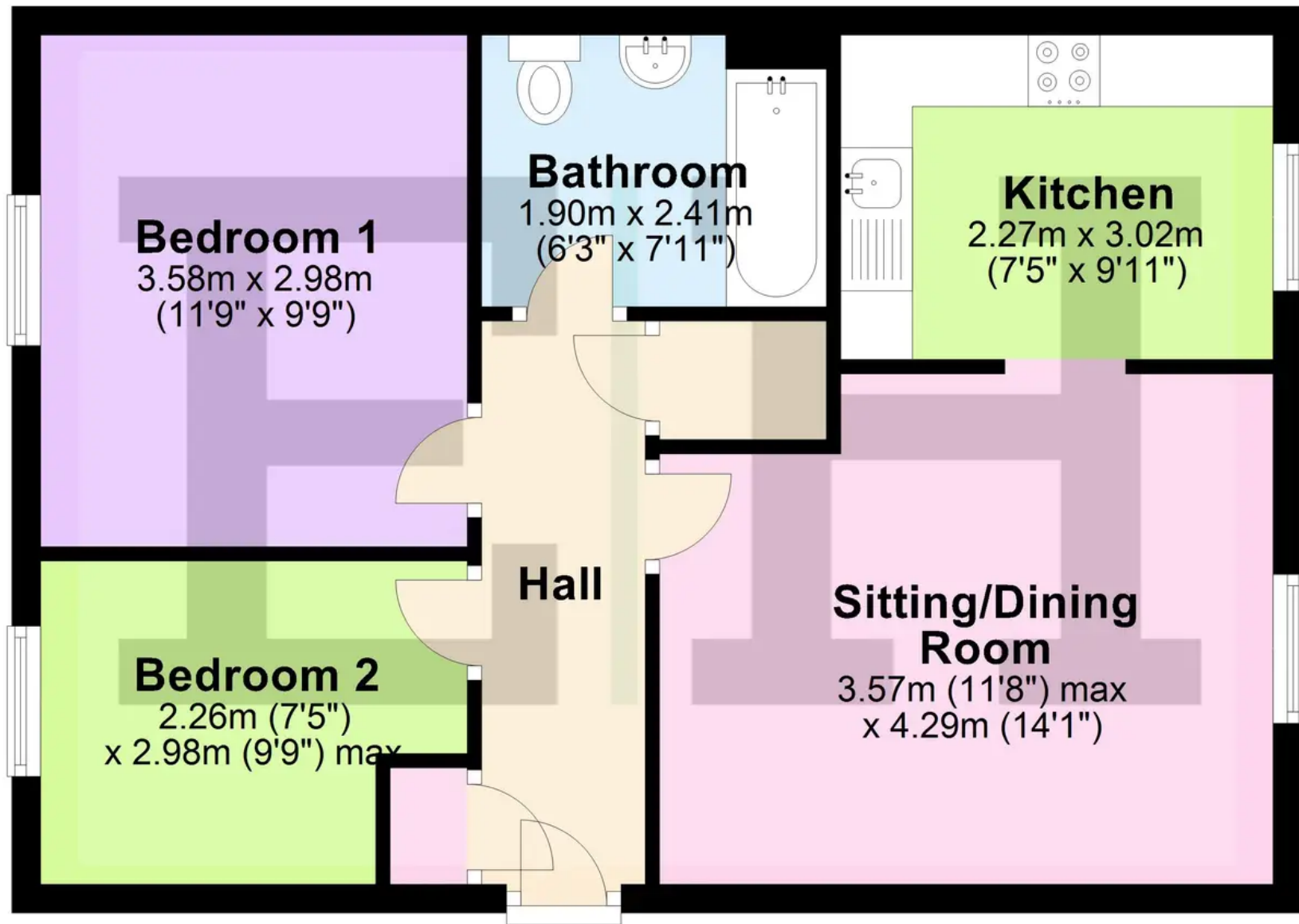
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



# Ground Floor

Approx. 51.1 sq. metres (550.1 sq. feet)



Total area: approx. 51.1 sq. metres (550.1 sq. feet)



### **Accommodation**

Communal Entrance door giving access to:

### **Communal Entrance**

With stairs giving access to all floors and personal entrance door giving access to:

### **Entrance Hallway**

With secure entry phone system, electric panel heater, two large built in storage cupboards, doors to:

### **Sitting/Dining**

11' 8" x 14' 1" (3.56m x 4.29m)

With double glazed window, electric panel heater, open to:

### **Kitchen**

9' 11" x 7' 5" (3.02m x 2.26m)

With double glazed window. Comprehensively fitted with a range of wall and base storage units with under unit mood lighting, work surfaces incorporating a sink and drainer unit, built in oven with induction hob and extractor over, fully integrated, tiled splash back areas, Amtico style flooring. electric panel heater.

### **Bedroom One**

11' 9" x 9' 9" (3.58m x 2.97m)

With double glazed window, electric panel heater and fitted wardrobes

### **Bedroom Two**

7' 5" x 9' 9" (2.26m x 2.97m)

With double glazed window, electric panel heater.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with up – rated shower unit over, pedestal wash hand basin, dual flush WC, fully tiled walls, large mirror, Amtico style flooring, chrome heated towel rail.





**Accommodation**

Communal Entrance door giving access to:

**Communal Entrance**

With stairs giving access to all floors and personal entrance door giving access to:

**Entrance Hallway**

With secure entry phone system, electric panel heater, two large built in storage cupboards, doors to:

**Sitting/Dining**

11' 8" x 14' 1" (3.56m x 4.29m)

With double glazed window, electric panel heater, open to:

**Kitchen**

9' 11" x 7' 5" (3.02m x 2.26m)

With double glazed window. Comprehensively fitted with a range of wall and base storage units with under unit mood lighting, work surfaces incorporating a sink and drainer unit, built in oven with induction hob and extractor over, fully integrated, tiled splash back areas, Amtico style flooring. electric panel heater.

**Bedroom One**

11' 9" x 9' 9" (3.58m x 2.97m)

With double glazed window, electric panel heater and fitted wardrobes

**Bedroom Two**

7' 5" x 9' 9" (2.26m x 2.97m)

With double glazed window, electric panel heater.

**Bathroom**

Fitted with a suite comprising panel enclosed bath with up – rated shower unit over, pedestal wash hand basin, dual flush WC, fully tiled walls, large mirror, Amtico style flooring, chrome heated towel rail.







### **COMMUNAL GARDEN**

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

### **SECURE GATED**

1 Parking Space

Private gated under cover parking space together with 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](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)