



Elliot Heath
ESTATE AGENTS

7 Maltings Court Hoe Lane, Ware
Guide Price **£320,000**

7 Maltings Court Hoe Lane

Ware, Ware

Refurbished 2-bed ground floor apartment in desirable Ware location. Features include refitted kitchen and bathroom, new heating system, extended lease, garage, allocated parking, ample storage, private rear lobby and communal gardens. Close to town centre, train station, and schools. No chain.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

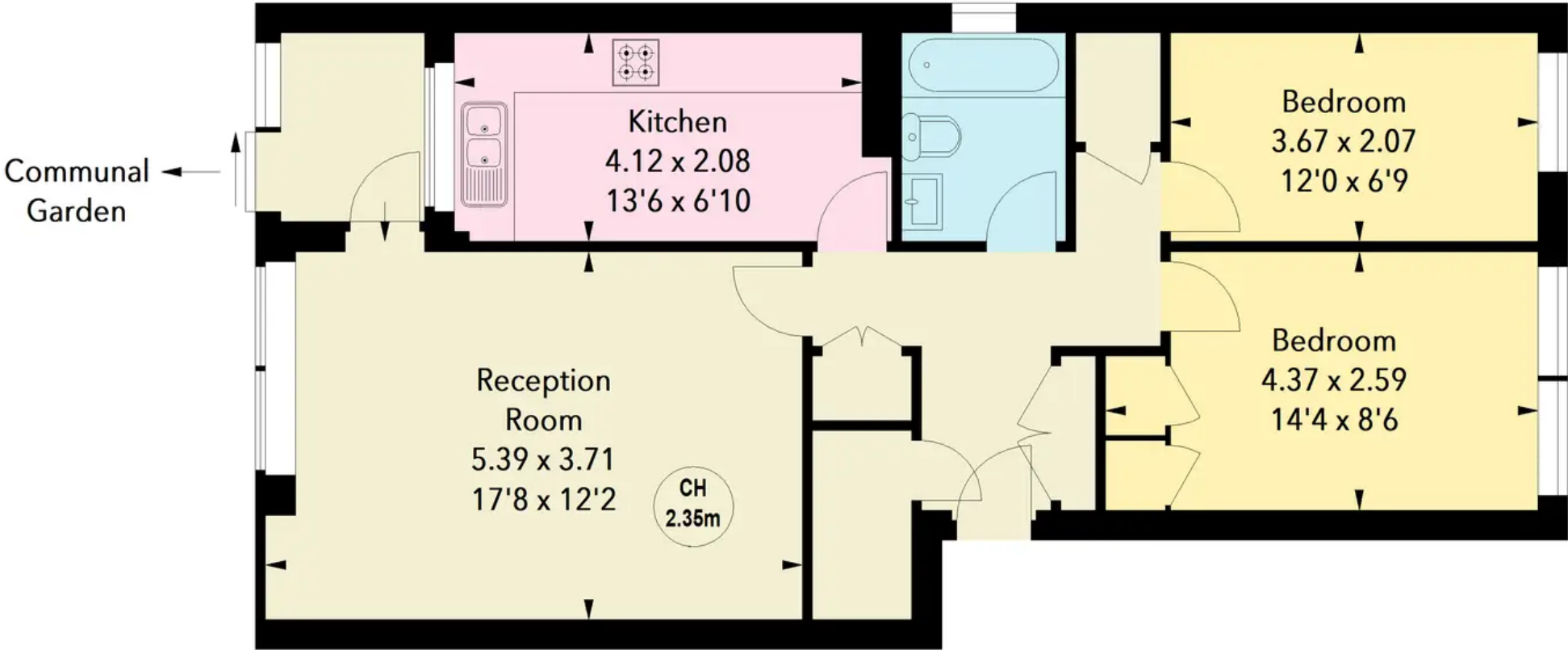


Maltings Court, SG12



Key :
CH - Ceiling Height

Approximate Area = 67.54 sq m / 727 sq ft



Ground Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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Entrance Hall

With three built in storage cupboards together with an airing cupboard, radiator, doors to:

Reception Room

17' 8" x 12' 2" (5.38m x 3.71m)

With double glazed window to side aspect, radiator, door to:

Rear Lobby

With double glazed sliding doors to the communal gardens, window to the kitchen, exposed brickwork.

Kitchen

13' 6" x 6' 10" (4.11m x 2.08m)

With double glazed window to the rear lobby. Refitted with a range of wall and base storage unit with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, tile effect flooring.

Bedroom One

14' 4" x 8' 6" (4.37m x 2.59m)

With double glazed window to side aspect, radiator, built in wardrobe cupboards.

Bedroom Two

12' 0" x 6' 9" (3.66m x 2.06m)

With double glazed window to side aspect, radiator.

Bathroom

With double glazed window with obscure glass to rear aspect. Refitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.





COMMUNAL GARDEN

Established communal gardens laid to lawn with drying area.

GARAGE

Single Garage

Garage arranged en bloc together with additional parking.





Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

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