



**Elliot Heath**  
ESTATE AGENTS

**Flat 27, The Octagon Collett Road, Ware**

Guide Price **£290,000**

# Flat 27

The Octagon Collett Road, Ware

Bright & spacious 2 bed top floor apartment in Victorian conversion near Ware town centre. Immaculately presented with kitchen, bathroom, 2 double bedrooms, communal gardens & carport. Close to amenities & train station to London.

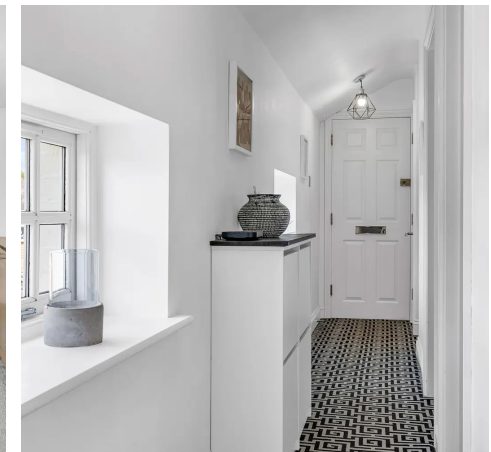
Contact Elliot Heath to view.

Council Tax band: C

Tenure: Leasehold

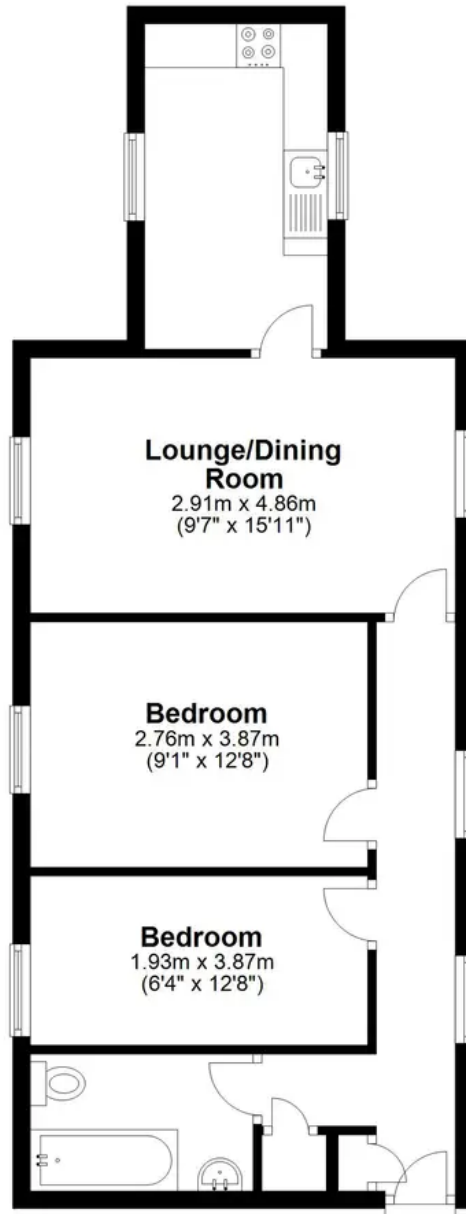
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Second Floor

Approx. 53.7 sq. metres (577.5 sq. feet)



Total area: approx. 53.7 sq. metres (577.5 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.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### Communal Entrance Hall

With stairs to all floors and private front entrance door to:

### Entrance Hall

With two double glazed windows, two built in storage cupboards, radiator, entryphone system, doors to:

### Lounge/Dining Room

9' 7" x 15' 11" (2.91m x 4.86m)

Dual aspect with two double glazed windows, panelling to one wall, two radiators, door to:

### Kitchen

Dual aspect with two double glazed windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, appliance space, tiled splash back areas, tiled flooring, radiator.

### Bedroom One

9' 1" x 12' 8" (2.76m x 3.87m)

With double glazed window, radiator.

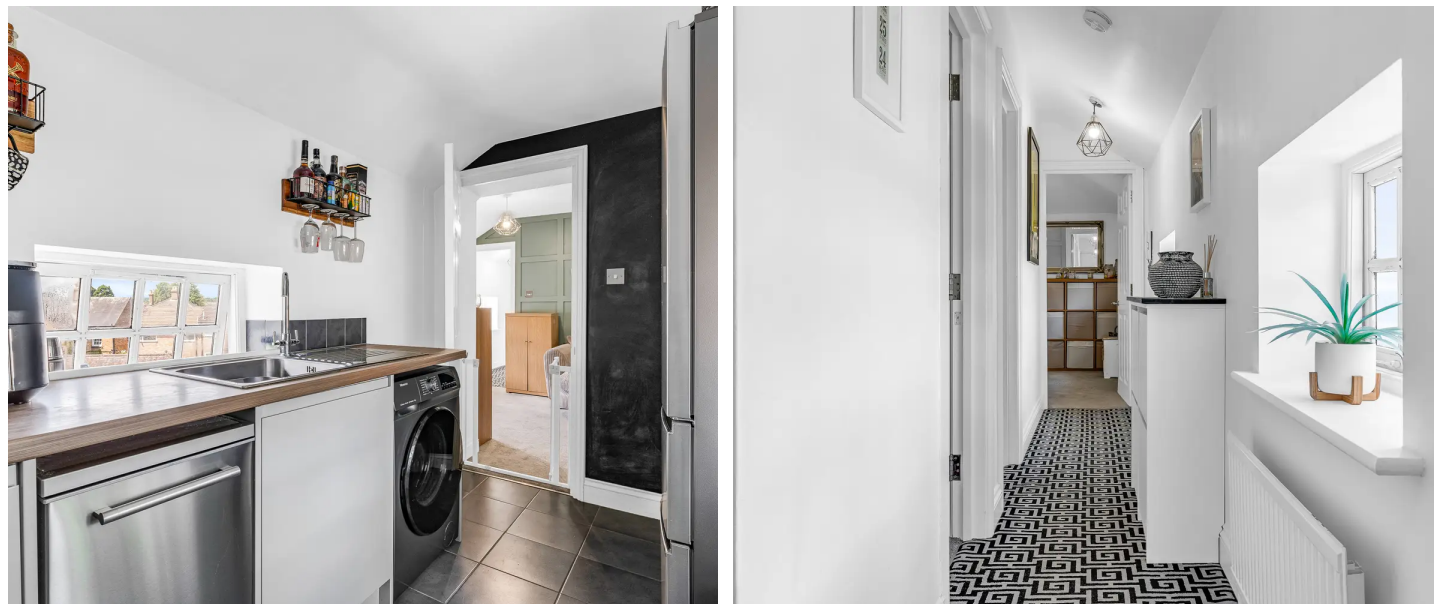
### Bedroom Two

6' 4" x 12' 8" (1.93m x 3.87m)

With double glazed window, radiator.

### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





### COMMUNAL GARDEN

Very well kept communal gardens.

### CAR PORT

1 Parking Space

Allocated carport.





## Elliot Heath Estate Agents

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