



**Elliot Heath**  
ESTATE AGENTS

**10 Sutton Court Crane Mead, Ware**

Guide Price **£339,995**

# 10 Sutton Court Crane Mead

Ware, Ware

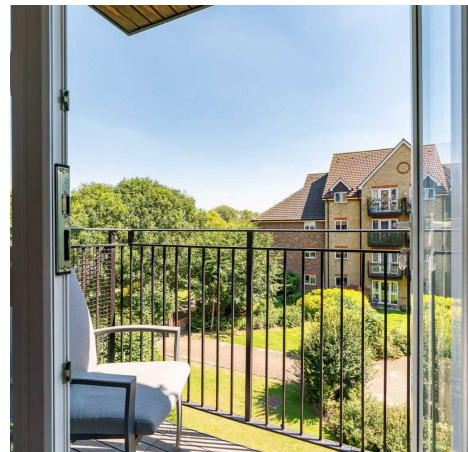
Stunning riverside second-floor apartment in sought-after development, boasting private balcony with river views. Fully refurbished to high standard, featuring bespoke kitchen, luxury bathrooms, fitted shutters, upgraded heating, and allocated parking. Close to Ware station and amenities.

Council Tax band: D

Tenure: Leasehold

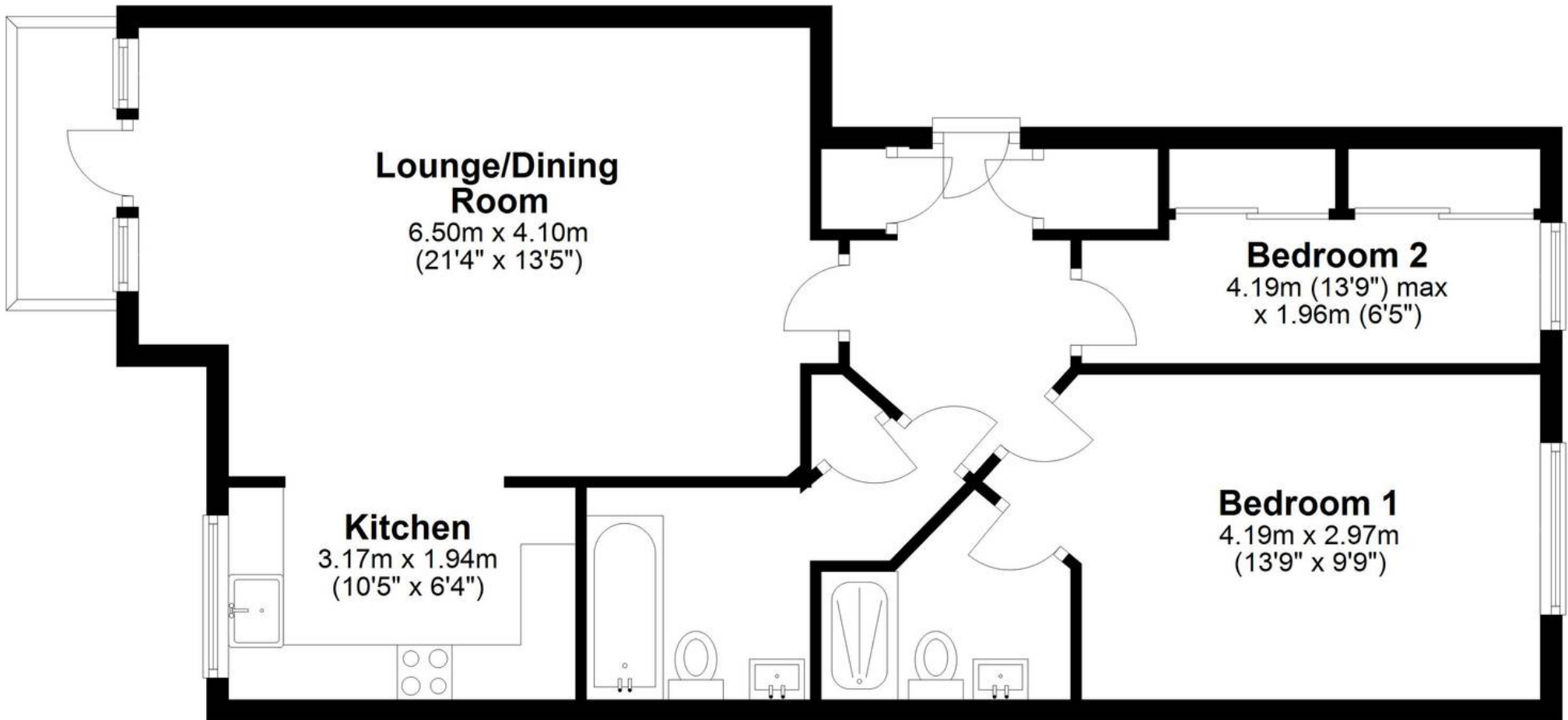
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



## Second Floor

Approx. 72.3 sq. metres (778.1 sq. feet)



Total area: approx. 72.3 sq. metres (778.1 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)

### **Accommodation**

Communal front entrance door with entry phone system to:

### **Communal Entrance Hall**

With stairs rising to the first floor, private front entrance door to:

### **Entrance Hall**

With wood effect flooring, vertical radiator, airing cupboard housing pre-lagged cylinder, additional meter and storage cupboard, doors to:

### **Lounge/Dining Room**

21' 4" x 13' 5" (6.50m x 4.10m)

With full height double glazed windows and door opening to the balcony with space for a small table and chairs overlooking the communal gardens and River Lea, wood effect flooring, entryphone system, radiator, open to:

### **Refitted Kitchen**

10' 5" x 6' 4" (3.17m x 1.94m)

With double glazed window over looking the communal gardens. Fitted with a bespoke range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, integrated appliances, wood effect flooring.

### **Bedroom One**

13' 9" x 9' 9" (4.19m x 2.97m)

With full height double glazed window with fitted shutters, radiator. Door to:

### **Refitted En Suite Shower Room**

Fitted with a suite comprising large fully tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, heated towel rail, fully tiled.



**Bedroom Two**

13' 9" x 6' 5" (4.19m x 1.96m)

With double glazed window with fitted shutters, radiator, fitted wardrobe cupboards with mirrored sliding doors, wood effect flooring.

**Refitted Bathroom**

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.





### **GARDEN**

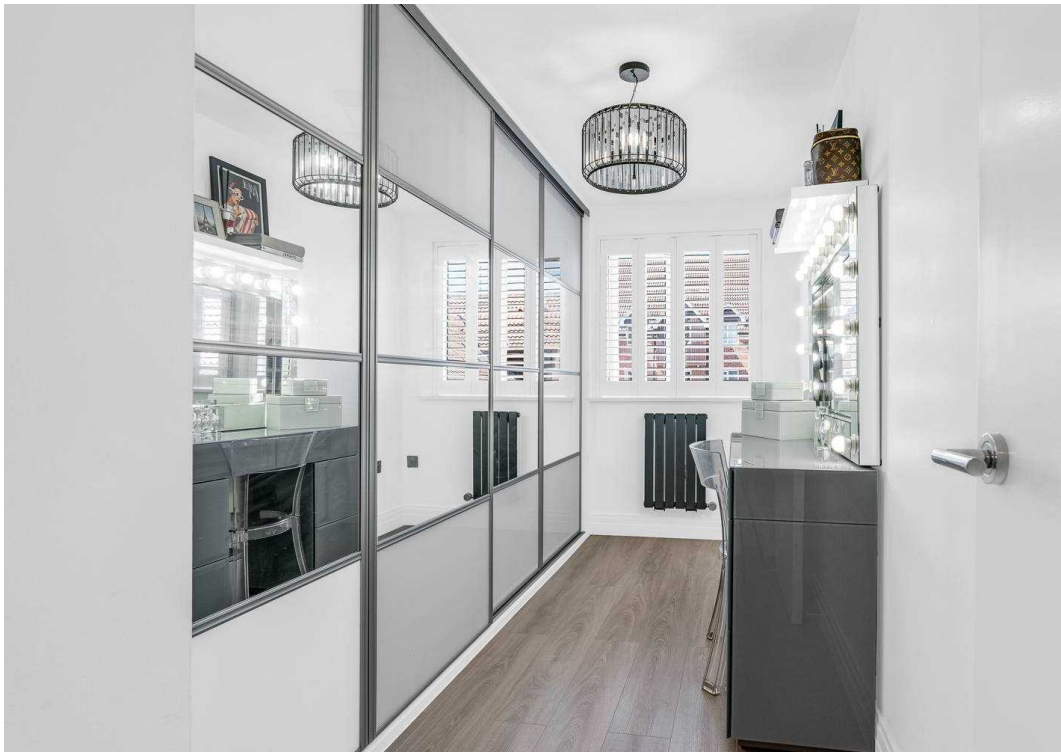
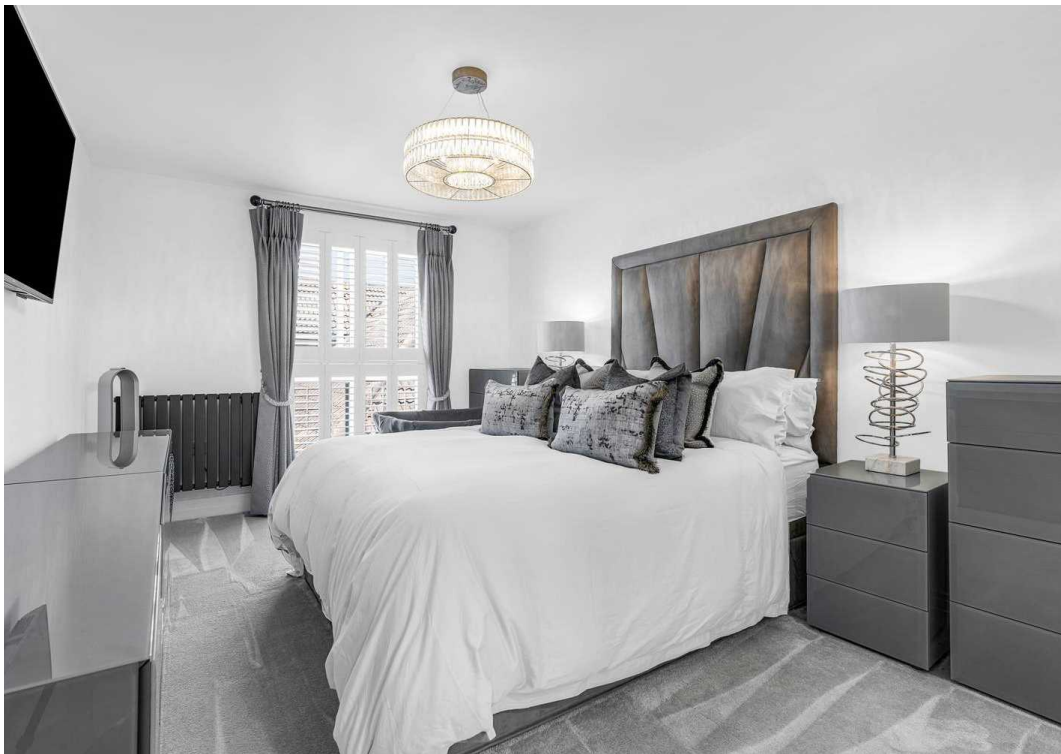
Private balcony and well established communal gardens with gated access out to the River Lea towpath.

### **ALLOCATED PARKING**

1 Parking Space

Allocated parking for one vehicle plus visitors parking close by.







## 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)

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