



Elliot Heath
ESTATE AGENTS

Flat 1, Oceanic House Star Street, Ware

Guide Price £225,000

Flat 1

Oceanic House Star Street, Ware

Beautifully presented 1-bed ground floor apartment in Ware town centre, minutes from train station. Open plan living, integrated kitchen, modern bathroom. Ideal for first-time buyers or investors. Council Tax band: B

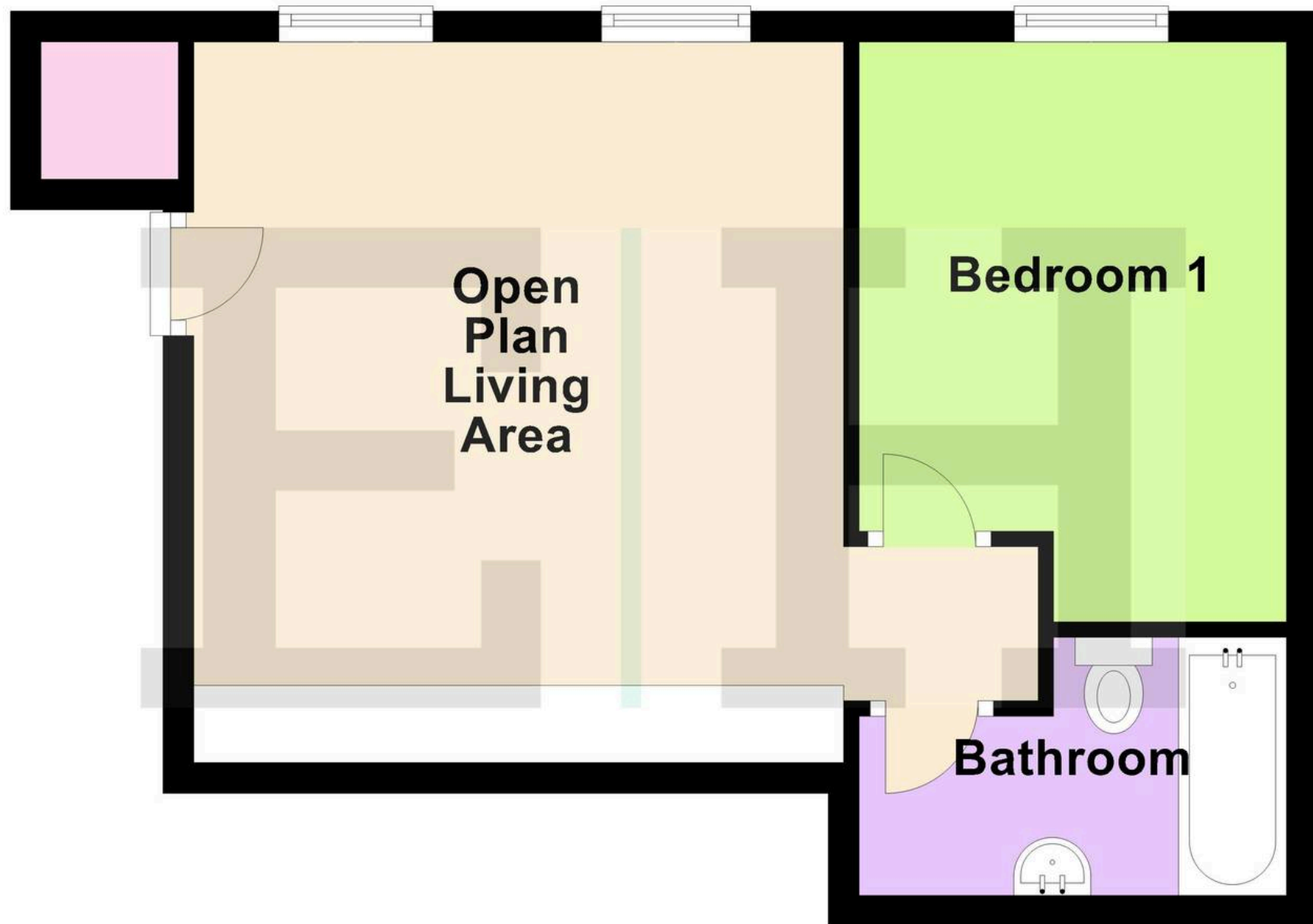
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Ground Floor



Accommodation

Communal entrance door giving access to:

Communal Entrance Hal

With private front entrance door to:

Open Plan Living Area

15' 8" x 14' 0" (4.78m x 4.27m)

Living/Dining

With two double glazed windows, two radiators, built in storage cupboard, wood flooring, entryphone system, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, wood flooring, door to:

Rear Lobby

With wood flooring and doors to:

Bedroom

13' 6" x 9' 5" (4.11m x 2.87m)

With double glazed window, radiator, built in wardrobe cupboard with sliding doors.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, wall hung wash hand basin, fully tiled, chrome heated towel rail.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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