



**Elliot Heath**  
ESTATE AGENTS

**Flat 21, The Octagon, Ware**  
Guide Price **£235,000**



# Flat 21

The Octagon, Ware

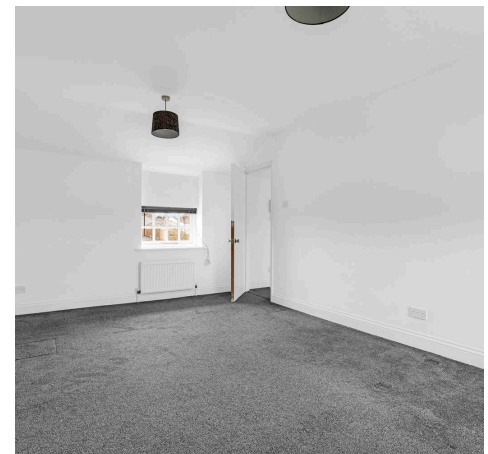
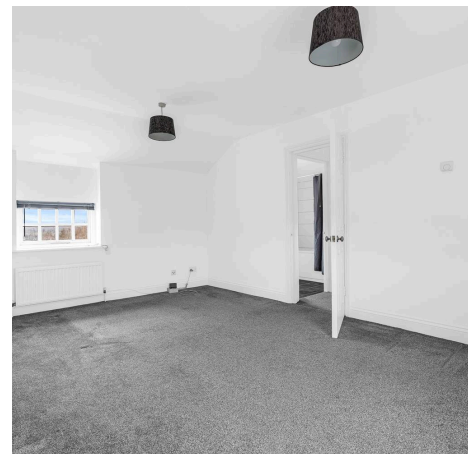
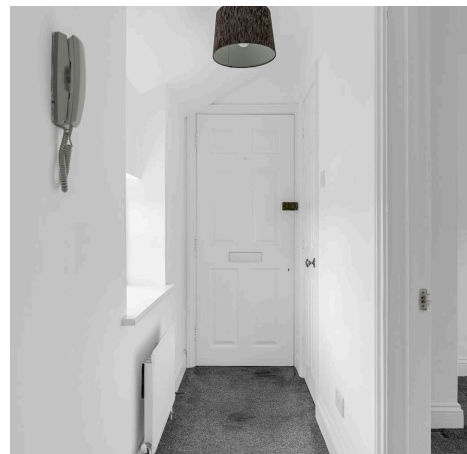
Charming Victorian conversion apartment with modern amenities, double bedrooms, communal gardens, and parking. Walking distance to Ware town centre and train station. Contact Elliot Heath for viewing.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Second Floor

Approx. 41.3 sq. metres (444.0 sq. feet)



Total area: approx. 41.3 sq. metres (444.0 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 double glazed window, built in storage cupboard, radiator, entryphone system, doors to:

#### **Bedroom**

9' 5" x 12' 7" (2.88m x 3.84m)

With double glazed window and radiator.

#### **Living Room**

10' 9" x 15' 11" (3.28m x 4.86m)

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

#### **Inner Lobby**

With built in storage cupboard, door to bathroom and open to:

#### **Kitchen**

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

#### **Bathroom**

With double glazed window with obscure glass. 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, radiator.

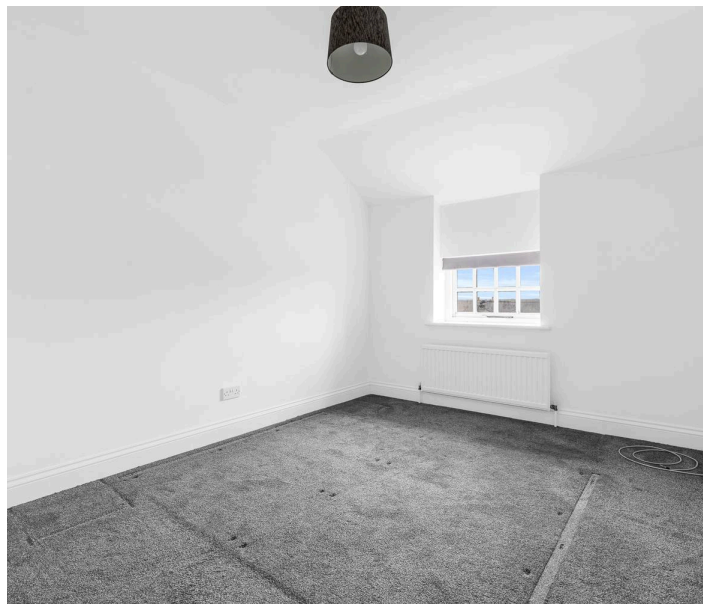
#### **Communal Garden**

Very well kept communal gardens.

#### **Car port**

1 Parking Space

Allocated car port.







## Elliot Heath Estate Agents

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