



Elliot Heath
ESTATE AGENTS

7 Riverscroft Mansions Trapstyle Road, Ware

Guide Price **£325,000**

7 Riverscroft Mansions Trapstyle Road

Ware, Ware

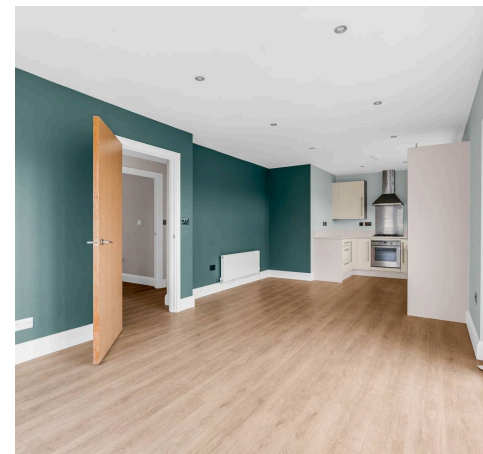
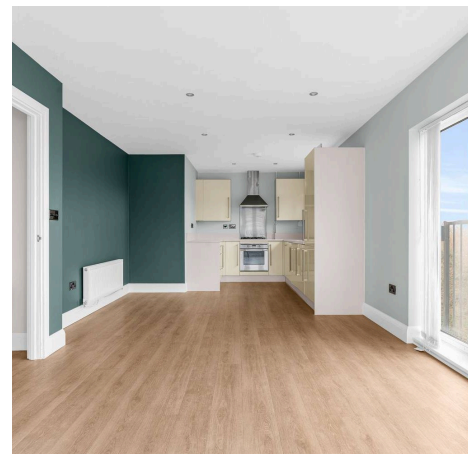
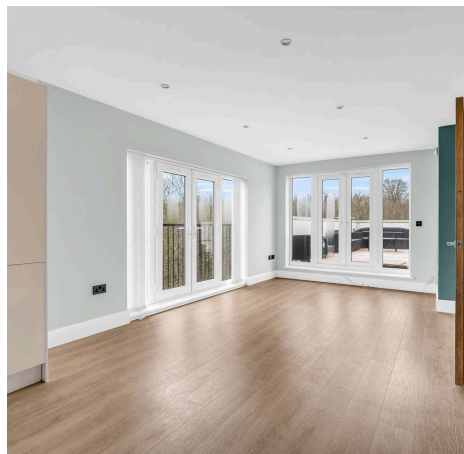
Rare opportunity to acquire a 2-bed penthouse with roof terrace & stunning views over Ware. Spacious living area, 2 double bedrooms, en suite, & ample parking.

Council Tax band: C

Tenure: Leasehold

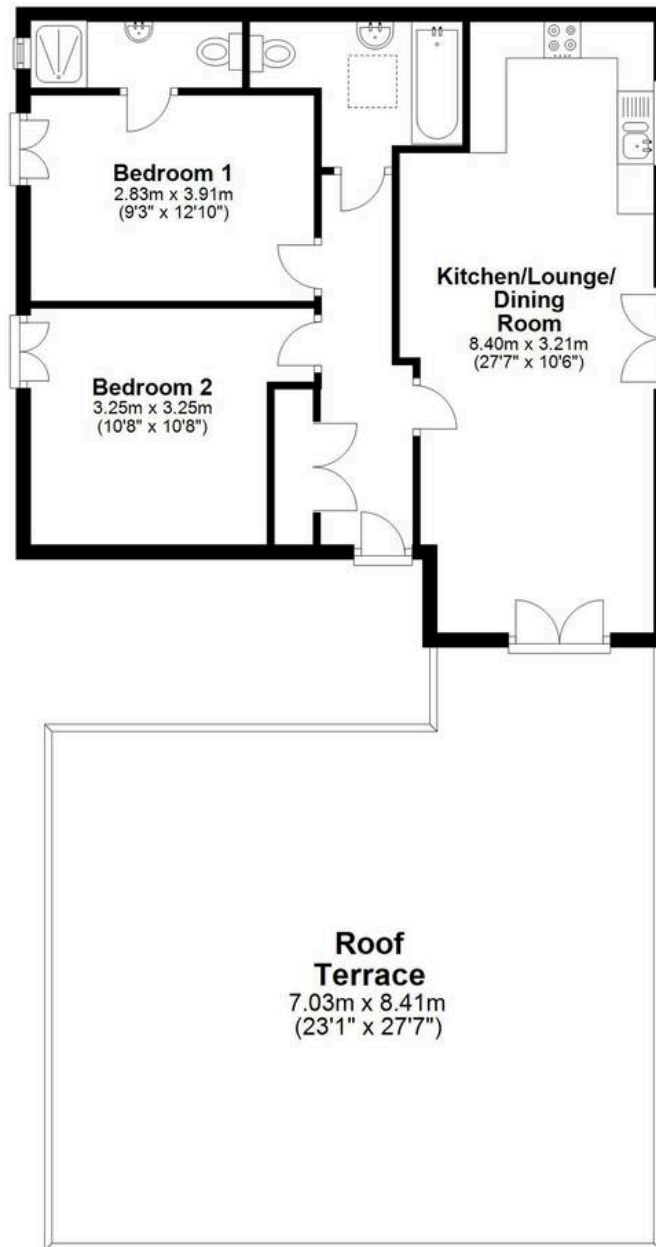
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Fourth Floor

Approx. 127.4 sq. metres (1371.0 sq. feet)



Total area: approx. 127.4 sq. metres (1371.0 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

Entrance Hall

Secure entryphone, radiator, large storage cupboard, wood flooring. Doors to:

Kitchen/Lounge/Dining Room

27' 7" x 10' 6" (8.40m x 3.21m)

Lounge/Dining Room

Dual aspect with double glazed French doors to the Juliet balcony together with double glazed French doors to the generous roof terrace, radiator, wood flooring, open to:

Kitchen

With double glazed window. Fully integrated kitchen fitted with a range of wall and base units with work surfaces over, incorporating a one and a half bowl sink and drainer unit, built in oven with gas hob and extractor hood over, integrated fridge/freezer, integrated washing machine and integrated dishwasher, wood flooring.

Bedroom One

9' 3" x 12' 10" (2.83m x 3.91m)

With double glazed french doors to the Juliet balcony, radiator. Door to:

En Suite Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising fully tiled shower cubicle with wall mounted thermostatically controlled shower, pedestal wash hand basin, low level wc, part tiled walls and tiled flooring, extractor fan.

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

With double glazed french doors with Juliet balcony, radiator.

Bathroom

With double glazed skylight window. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, pedestal wash hand basin, chrome heated towel rail, extractor fan, tiled flooring and part tiled walls.





ROOF TERRACE

The property benefits from an extremely generous roof terrace with far reaching views over Ware.

OFF STREET

2 Parking Spaces

The property benefits from residents parking for at least two cars together with visitors parking.







Elliot Heath Estate Agents

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