



Elliot Heath
ESTATE AGENTS

25 The Carriages Station Road, Ware
Offers Over **£400,000**

25 The Carriages Station Road

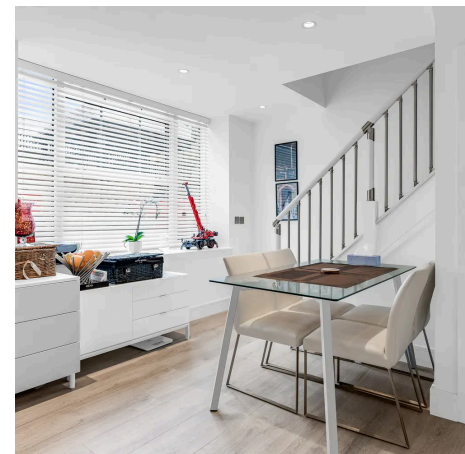
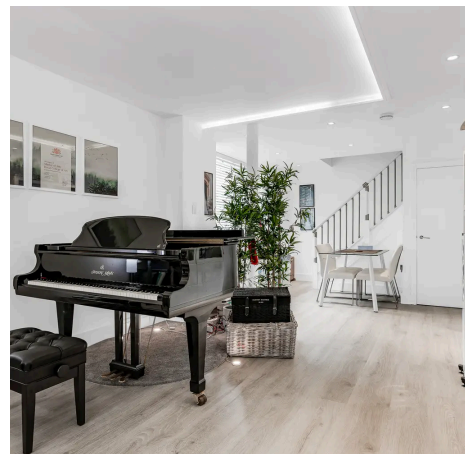
Ware, Ware

Stunning 2-bed duplex apartment in a landmark conversion near Ware station. Grade II Listed former railway goods shed, now modern open-plan warehouse style. Unique private access, spacious living area, well-equipped kitchen, 2 double bedrooms, luxury bathroom, allocated parking. Council Tax band: D

Tenure: Leasehold

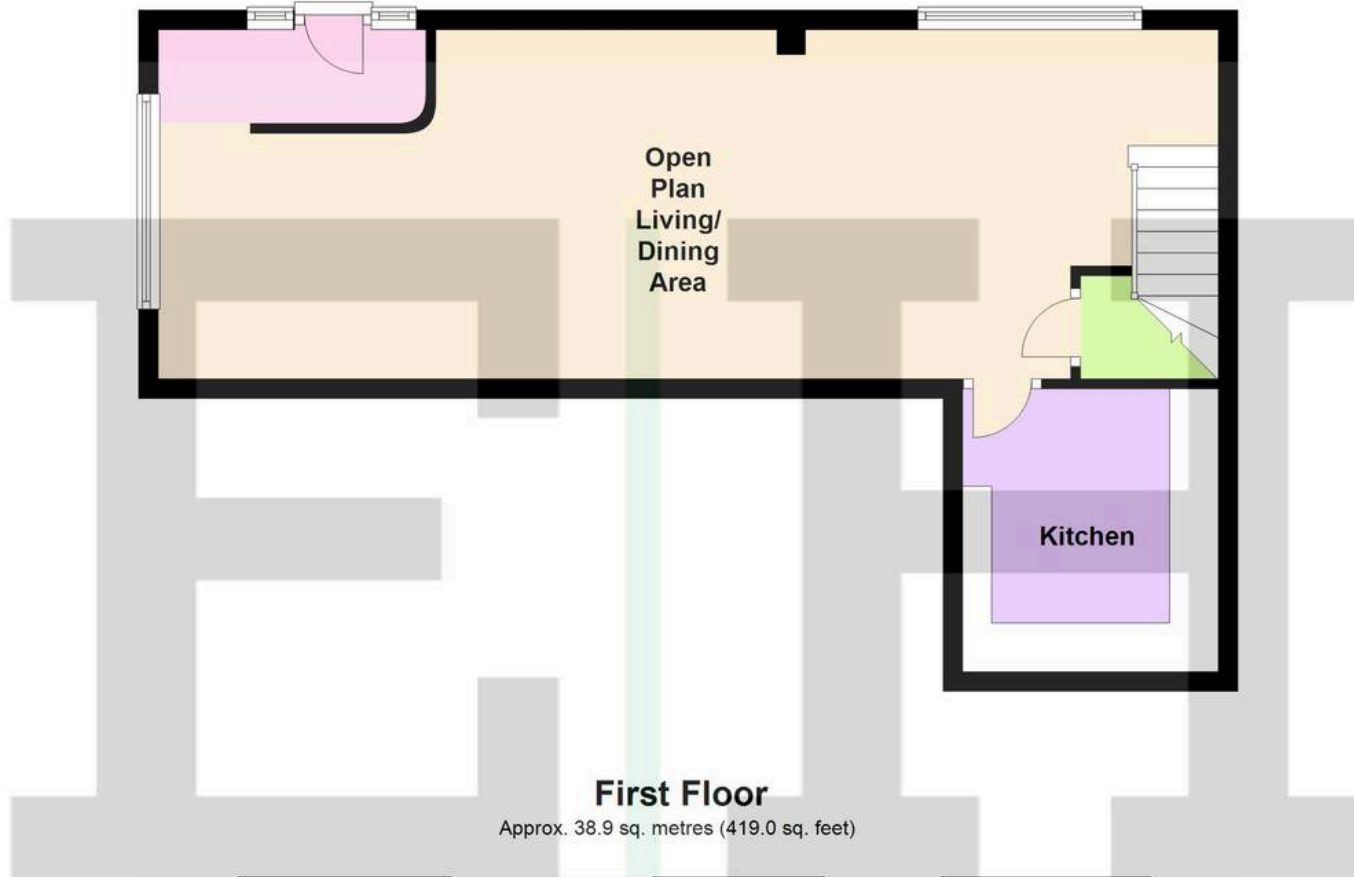
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Ground Floor

Approx. 51.7 sq. metres (557.0 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Accommodation

Private front entrance door to:

Entrance Lobby

With access to:

Open Plan Living/Dining Room

33' 0" x 12' 0" (10.05m x 3.65m)

A large impressive open plan room with wood flooring, spot lights to ceiling, stairs rising to the first floor, under-stairs storage cupboard, huge dual aspect feature double glazed arch windows. Door to:

Kitchen

10' 1" x 9' 6" (3.07m x 2.89m)

Fitted with a range of bespoke wall and base storage units with granite work surfaces over, integrated appliances to include fridge/freezer, oven, four ring hob, extractor fan and inset sink and drainer unit, with further space for additional appliance. Also benefiting from tiled flooring, spot lights to ceiling and a breakfast bar.

First Floor Landing

Spot lights to ceiling and doors to:

Bedroom One

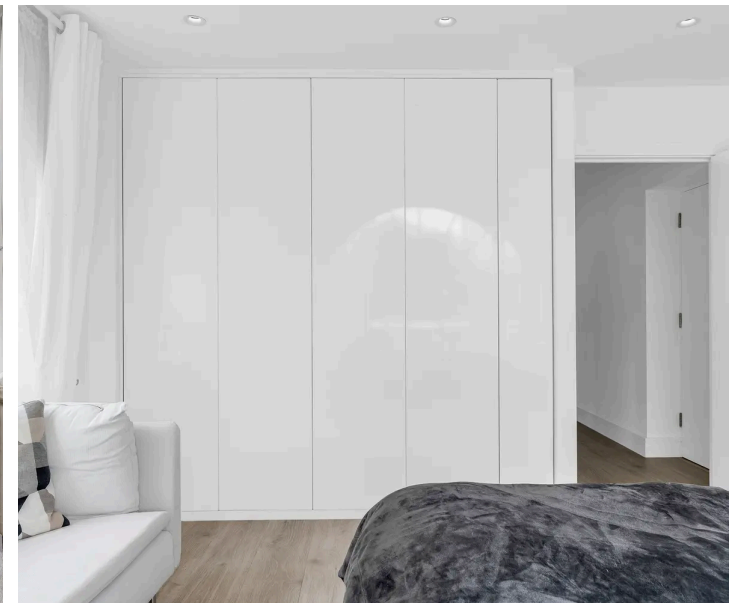
13' 0" x 12' 0" (3.96m x 3.65m)

Spacious double bedroom with spot lights to ceiling, wood flooring, bespoke fitted wardrobe cupboards, and stunning dual aspect arched windows.

Bedroom Two

9' 8" x 9' 4" (2.94m x 2.84m)

Double bedroom with spot lights to ceiling, wood flooring, storage recess and double glazed arched window to side aspect.



Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, double width vanity unit with inset wash hand basin, tiled flooring and walls, spot lights to ceiling, extractor fan and arched double glazed window to side aspect with obscure glass.





ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk