



Elliot Heath
ESTATE AGENTS

28 Buryfield Maltings, Watton Road
Guide Price **£305,000**

28 Buryfield Maltings

Watton Road, Ware

Stunning 2-bed apartment in prestigious maltings conversion in Ware town centre. Features vaulted ceilings, exposed beams, Juliet balcony, and parking. Close to shops, bars, train station. Council Tax band: D

Tenure: Leasehold

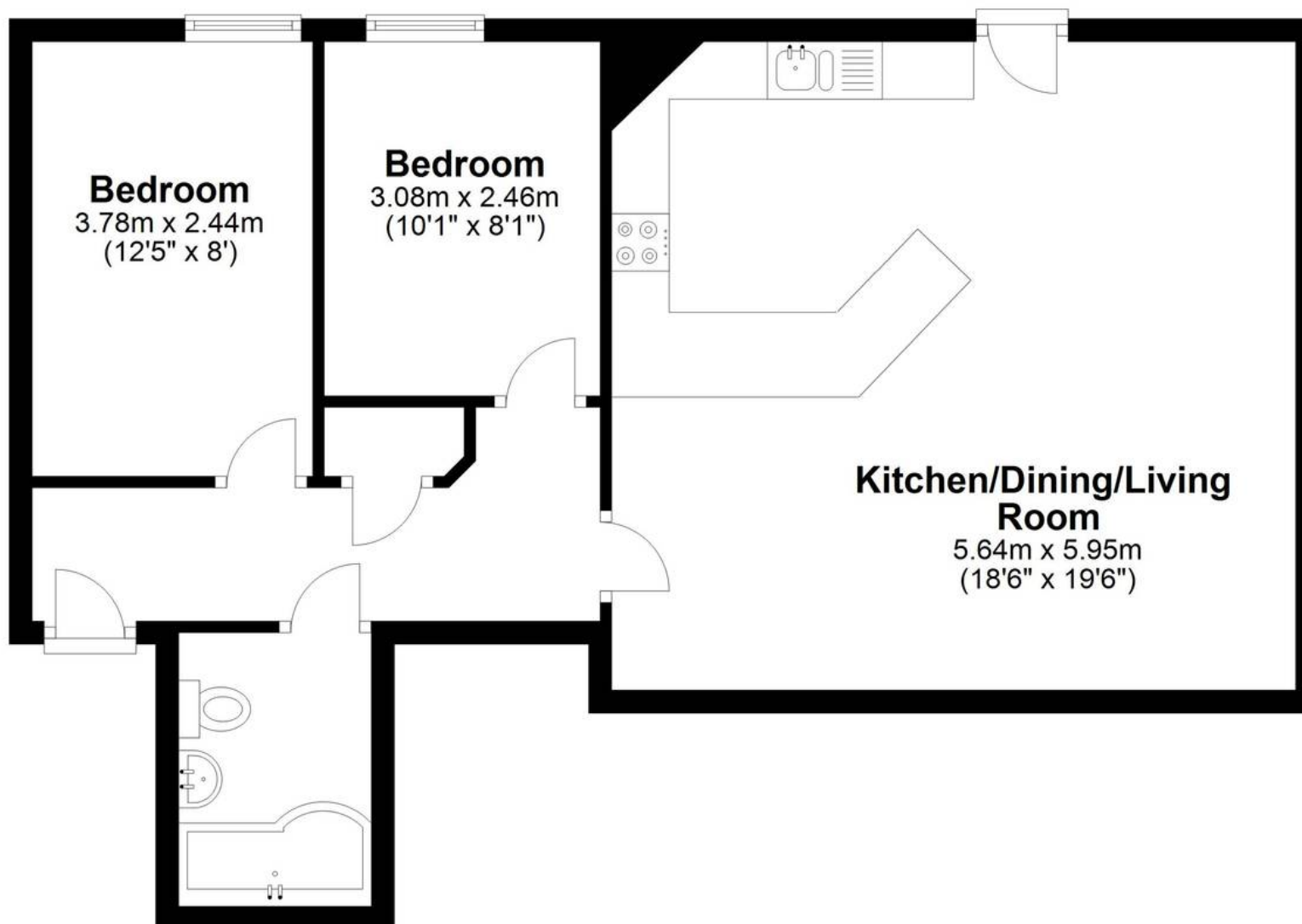
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



First Floor

Approx. 63.3 sq. metres (681.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.4 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

With secure entryphone system, large built in storage cupboard, electric wall heater, wood effect flooring, doors to;

Open Plan Kitchen/Dining/Living Room

18' 6" x 19' 6" (5.64m x 5.95m)

A large, light open plan living area, feature vaulted ceiling with beams housing an 'Oasthouse' chimney and feature dome window.

Living Area

Wall mounted electric heaters.

Kitchen Area

Beautifully fitted with a range of base storage units with work surfaces over incorporating sink and drainer unit, built in oven with hob and stainless steel extractor fan over, integrated appliance, tiled flooring.

Dining Area

Double glazed french doors opening out on to a Juliet style balcony.

Bedroom One

12' 5" x 8' 0" (3.78m x 2.44m)

With double glazed window and electric wall heater.

Bedroom Two

10' 1" x 8' 1" (3.08m x 2.46m)

With double glazed window and electric wall heater.

Bathroom

Beautifully fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, chrome heated towel rail, tiled splash back areas, tiled flooring.





ALLOCATED PARKING

OFF STREET







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