



Elliot Heath
ESTATE AGENTS

1 Railway View, Ware
Guide Price **£310,000**

1 Railway View

Ware, Ware

Immaculate 2-bed apartment on Ware's Southside with open plan living, en suite main bedroom, allocated parking, and close to station and amenities. Contact Elliot Heath for viewing - 01920 293333.

Council Tax band: D

Tenure: Leasehold

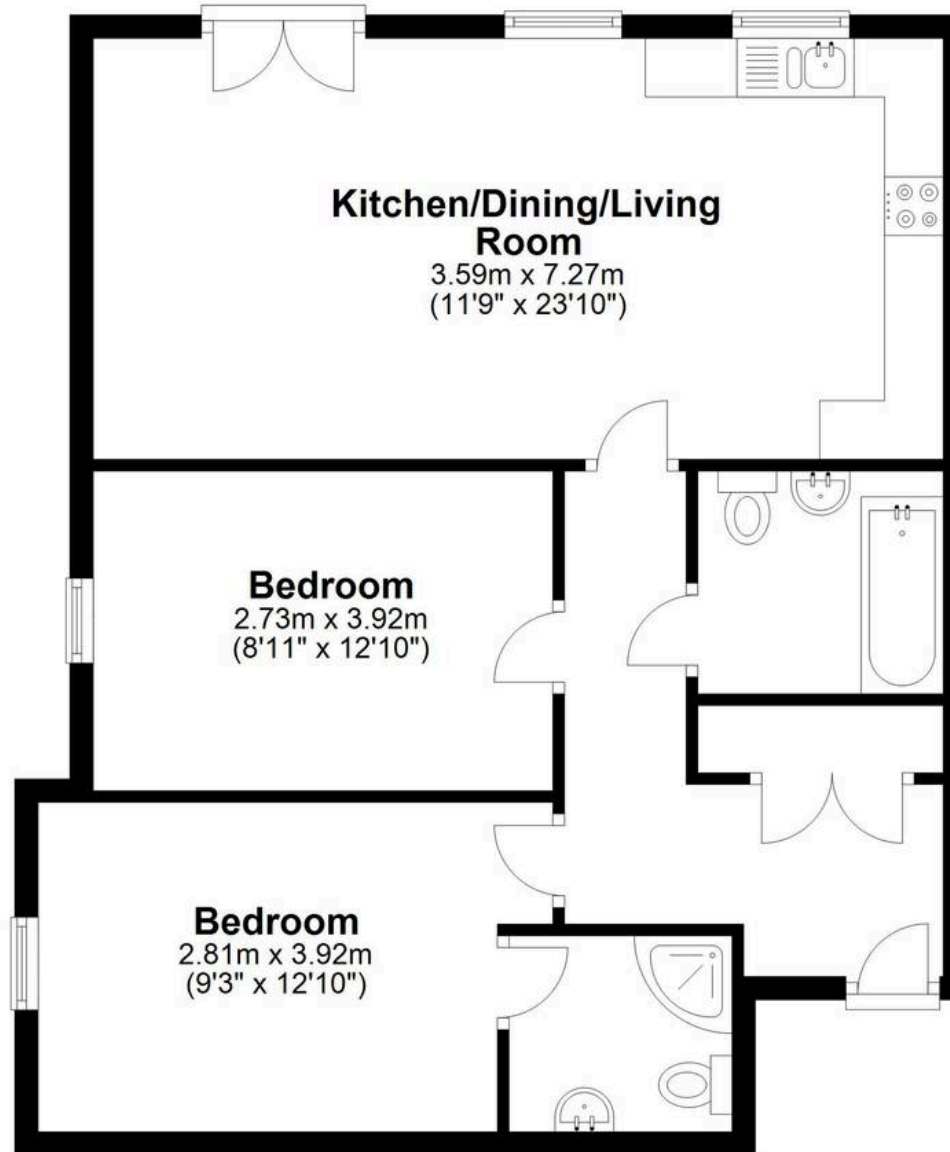
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Ground Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



Total area: approx. 66.6 sq. metres (716.7 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

Communal Entrance Hall

With stairs to all floors and private front entrance door to:

Entrance Hall

With secure entryphone system, large built in storage cupboard, radiator, doors to:

Kitchen/Dining/Living Room

11' 9" x 23' 10" (3.59m x 7.27m)

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, cupboard housing wall mounted boiler, built in oven with hob and extractor over, tiled splashback areas, appliance space, wood effect flooring, open to:

Dining/Living Room

With double glazed window and double glazed double doors to the Juliet balcony with views over Ware, two radiators.

Bedroom One

9' 3" x 12' 10" (2.81m x 3.92m)

With double glazed window, radiator, door to:

En Suite Shower Room

Fitted with a suite comprising fully tiled shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

8' 11" x 12' 10" (2.73m x 3.92m)

With double glazed window, radiator.

Bathroom

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, heated towel rail.

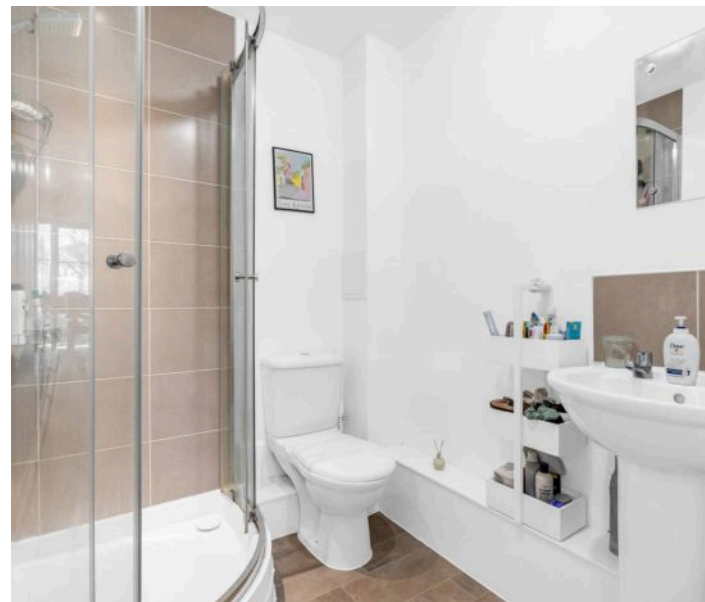
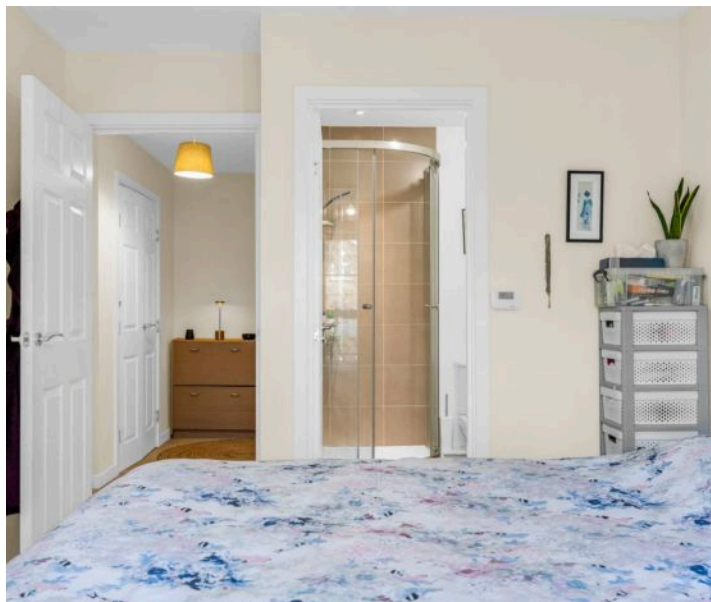


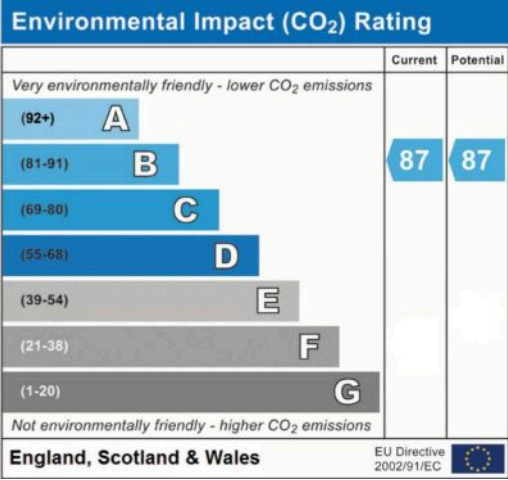
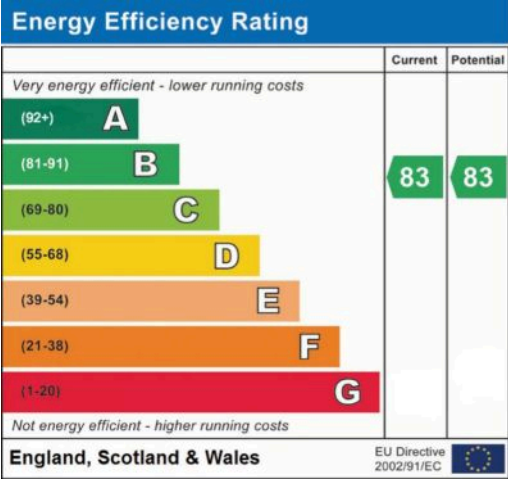
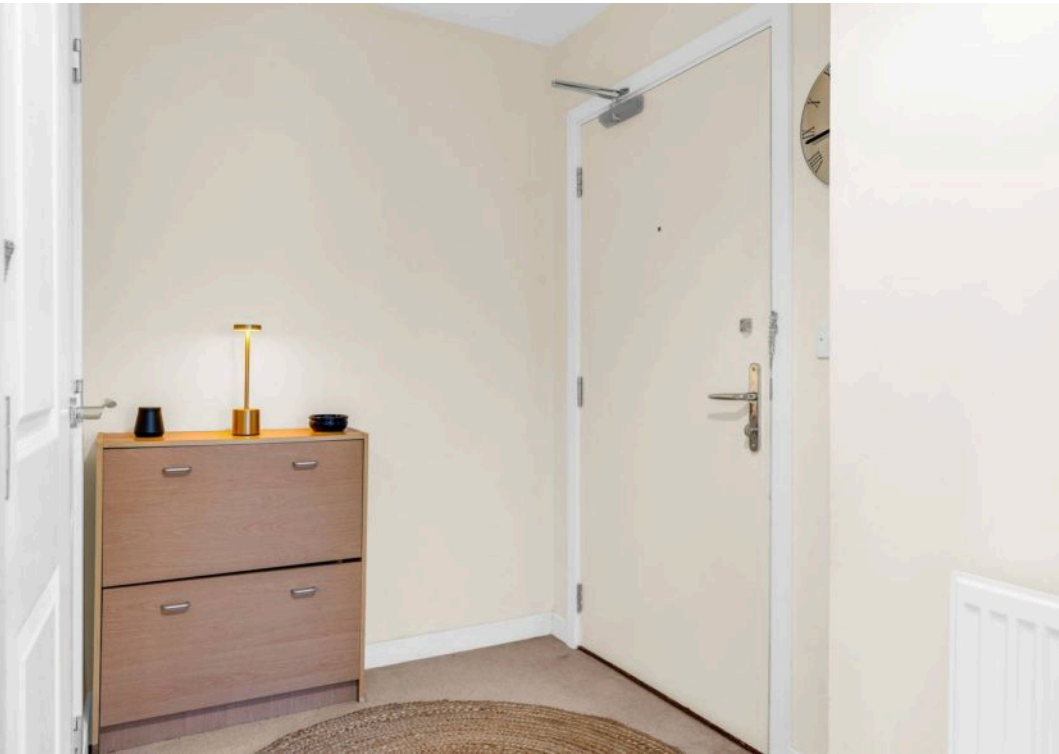


ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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