



**Elliot Heath**  
ESTATE AGENTS

**64 The Hyde, WARE**  
Offers Over £200,000



# 64 The Hyde

WARE, Ware

Well presented 1 bed first floor apartment, extended lease. Generous reception room, modern kitchen & bathroom. Gas central heating, communal gardens, allocated parking & visitor parking. Close to amenities & train station. Call 01920 29 33 33 to view. Council Tax band: B

Tenure: Leasehold

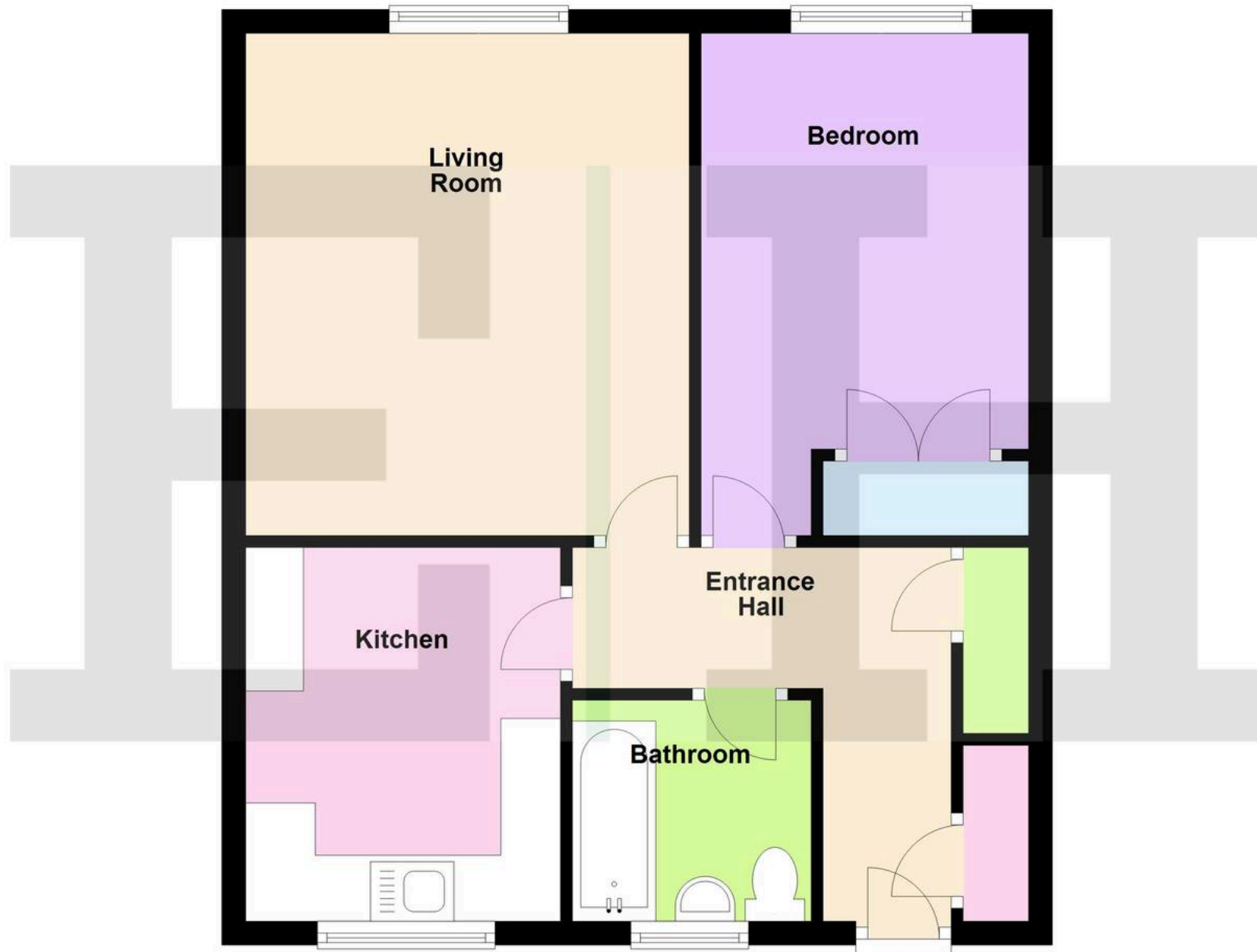
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Ground Floor

Approx. 48.9 sq. metres (526.7 sq. feet)



Total area: approx. 48.9 sq. metres (526.7 sq. feet)



## Accommodation

Communal front entrance door leading to :

### Entrance Hall

With two large built in storage cupboards, radiator, doors to:

### Living Room

13' 4" x 12' 4" (4.06m x 3.76m)

With double glazed window to rear aspect, radiator, wood effect flooring.

### Kitchen

8' 0" x 8' 0" (2.44m x 2.44m)

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

### Bedroom

13' 4" x 9' 2" (4.06m x 2.79m)

With double glazed window to rear aspect, radiator, fitted wardrobe cupboards with sliding doors.

### Bathroom

With double glazed window with obscure glass to front aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.







### **COMMUNAL GARDEN**

Set in well maintained communal gardens, with drying area.

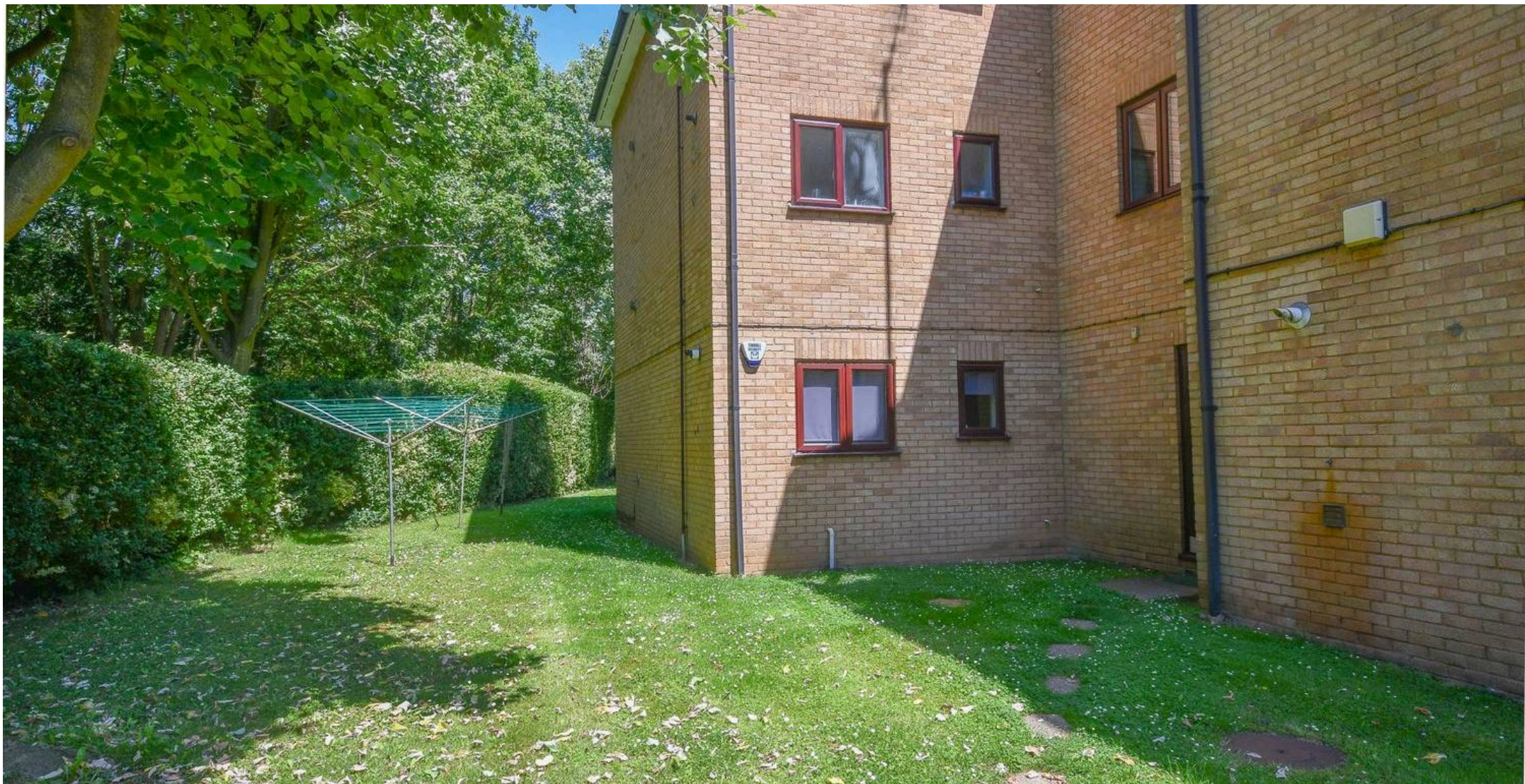
### **ALLOCATED PARKING**

1 Parking Space

Allocated parking for one vehicle and additional visitors casual parking.







## Elliot Heath Estate Agents

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