



Elliot Heath
ESTATE AGENTS

Flat 9, Amwell House London Road, Ware

Guide Price **£450,000**

Flat 9

Amwell House London Road, Ware

Stunning duplex apartment in historic conversion, heart of Ware town centre. Period features, high-quality appliances, 2 beds, 2 baths, private entrance, 2 parking spaces, electric vehicle charging. Council Tax band: E

Tenure: Leasehold



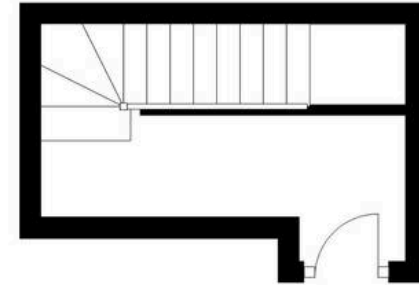
First Floor

Approx. 62.0 sq. metres (667.2 sq. feet)



Ground Floor

Approx. 6.7 sq. metres (72.3 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.2 sq. feet)



Total area: approx. 95.6 sq. metres (1028.7 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

Accommodation

Private front entrance door to:

Entrance Hall

With stairs rising to:

First Floor Landing

With sash window, stairs rising to second floor, radiator, doors to:

Living room

15' 3" x 13' 9" (4.66m x 4.20m)

With sash window, attractive fireplace, exposed brickwork, two radiators, open to:

Kitchen

14' 2" x 9' 3" (4.32m x 2.81m)

With sash window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, wood flooring, built in storage cupboard, radiator.

Bedroom Two

10' 10" x 10' 2" (3.30m x 3.09m)

With sash window, attractive fireplace, radiator, built in storage cupboard.

Bathroom

With sash window. Fitted with a suite comprising freestanding bath, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, heated towel rail, tiled flooring, attractive fireplace.

Second Floor Landing

With door to:

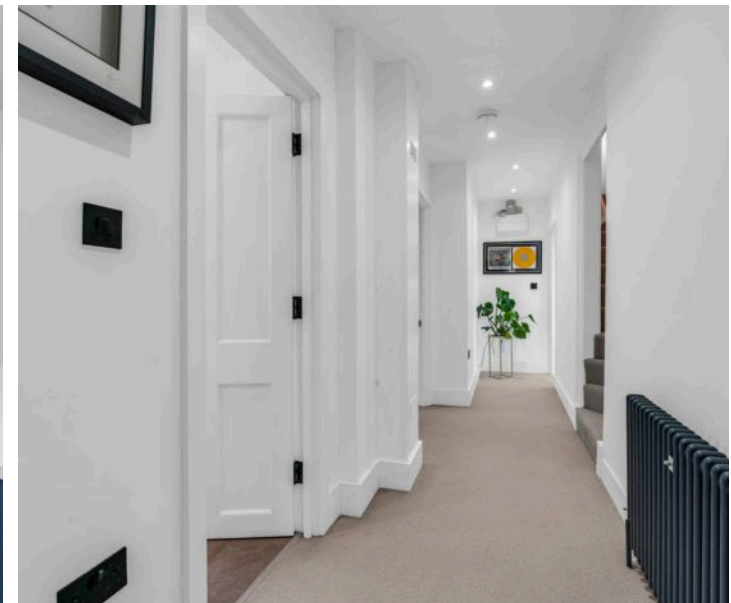
Bedroom One

14' 1" x 12' 4" (4.28m x 3.77m)

With sash window, vaulted ceiling, attractive fireplace, exposed brickwork, radiator, built in wardrobe cupboards, door to:

En Suite Shower Room

With sash window and vaulted ceiling. Fitted with a suite comprising large walk in shower cubicle, vanity unit with

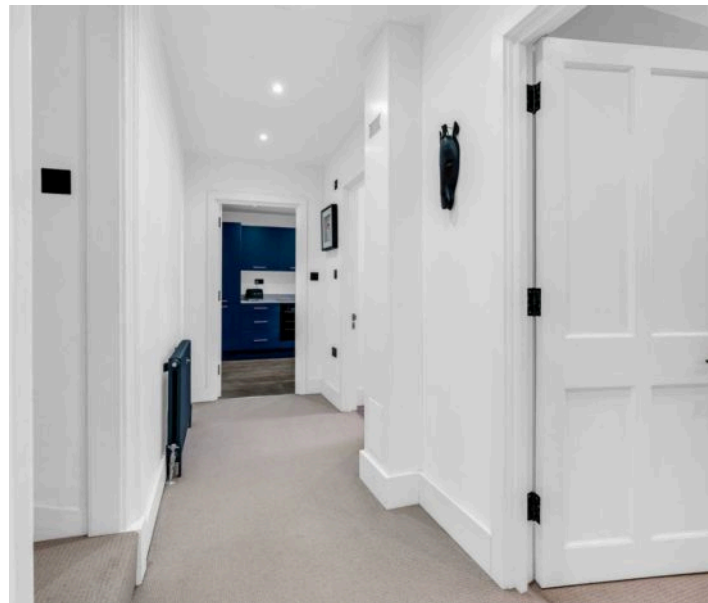


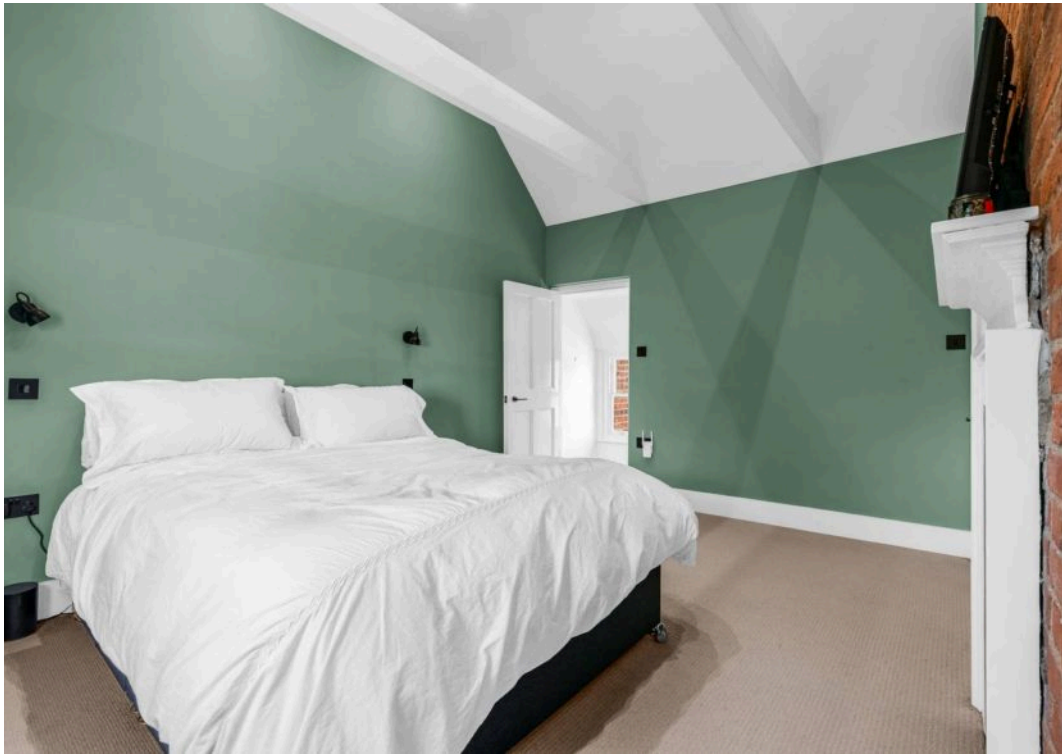


SECURE GATED

2 Parking Spaces

Two carparking spaces are in a secure gated carpark with access to an electric vehicle charging point.







Elliot Heath Estate Agents

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