



Elliot Heath
ESTATE AGENTS

Flat 3, Gospel Court Collett Road, Ware
Guide Price **£264,000**

Flat 3

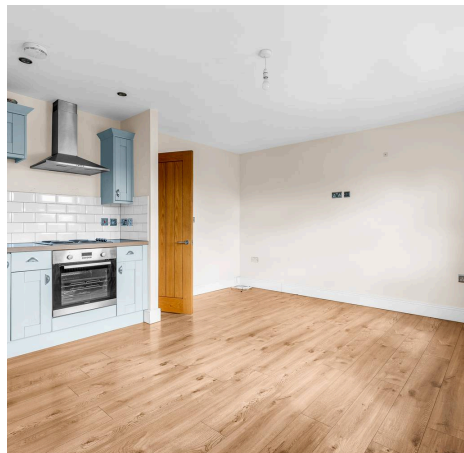
Gospel Court Collett Road, Ware

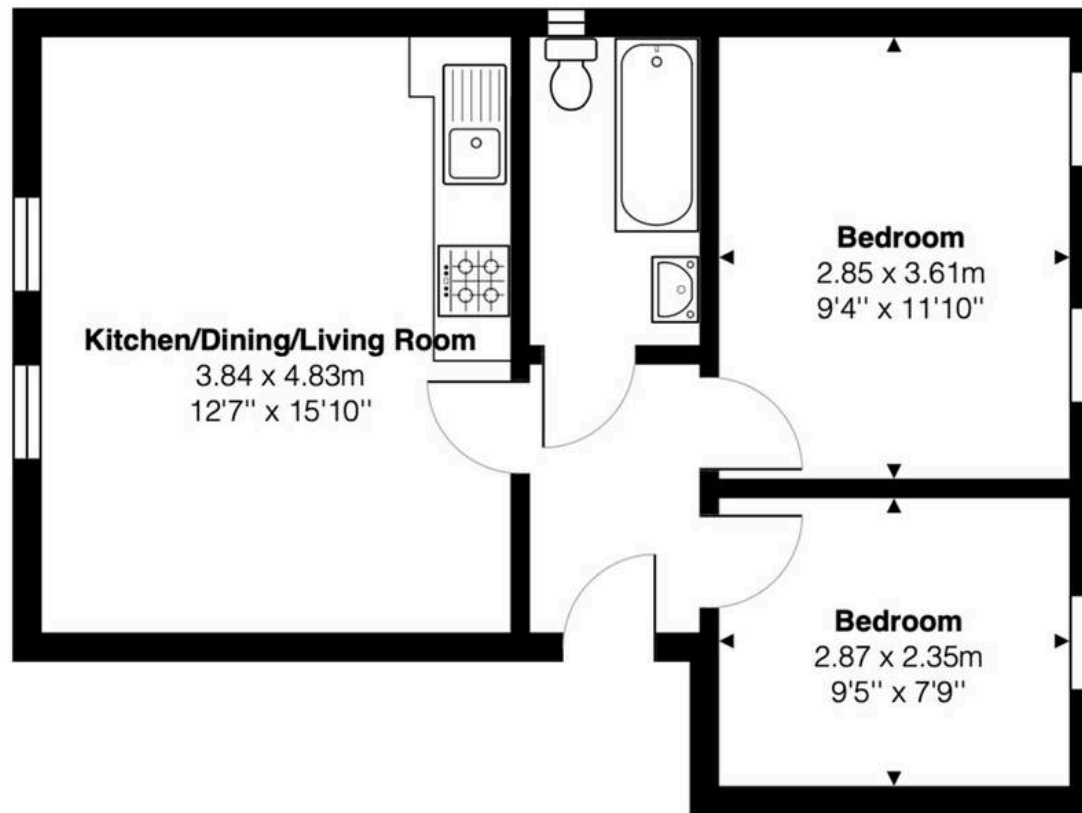
SHARED FREEHOLD, CHAIN FREE...2-bed apartment in a small development. Kitchen, spacious living area, communal garden, parking, Upvc windows, gas heating. Close to town centre. Low service charges. Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





First Floor

Total Area: 44.6 m² ... 480 ft²

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

Communal entrance door, wall mounted postboxes and staircase rising to first floor landing. Solid Oak private front entrance door to:

Entrance Hall

With wood flooring, secure entryphone system, radiator, doors to:

Kitchen/Dining/Living Room

12' 7" x 15' 10" (3.84m x 4.83m)

Living/Dining Area

With two UPVC double glazed windows to front aspect, wall mounted 'old-school' style radiator, wood flooring, open to:

Kitchen

Fitted with a range of wall and base storage units with with wood-effect work surfaces over incorporating a stainless steel sink and drainer unit with chrome mixer tap, integrated electric oven and hob with extractor hood over, space for washing machine and fridge-freezer, tiled splash back areas, wood flooring.

Bedroom One

9' 4" x 11' 10" (2.85m x 3.61m)

With two UPVC double glazed windows to rear aspect, radiator.

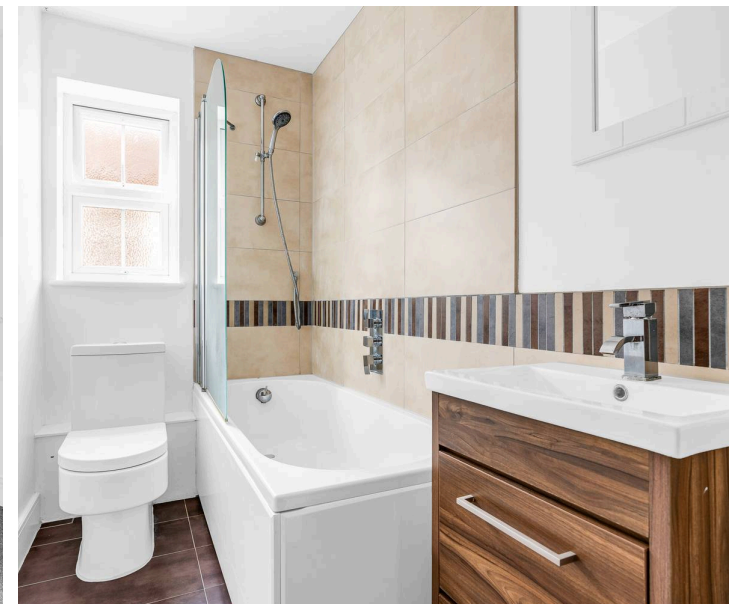
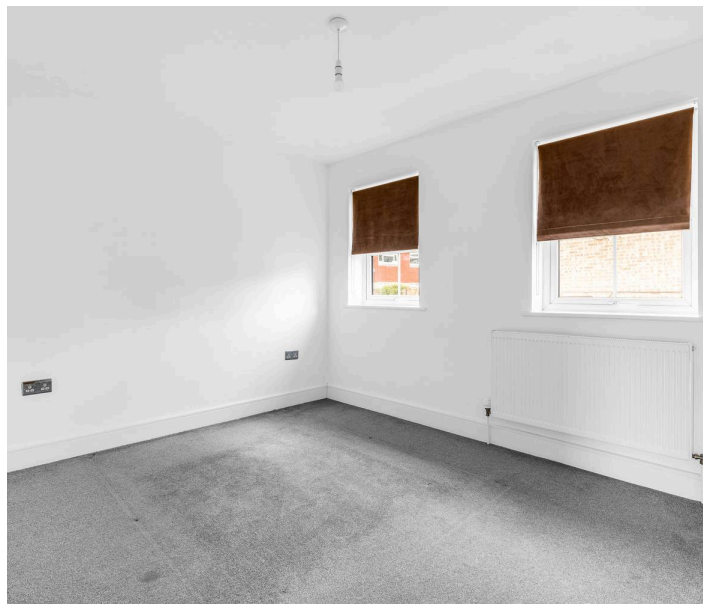
Bedroom Two

9' 5" x 7' 9" (2.87m x 2.35m)

With UPVC double glazed window to rear aspect, radiator.

Bathroom

With UPVC double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with wall mounted thermostatically controlled shower and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, tiled flooring, tiled splash back areas, extractor fan.





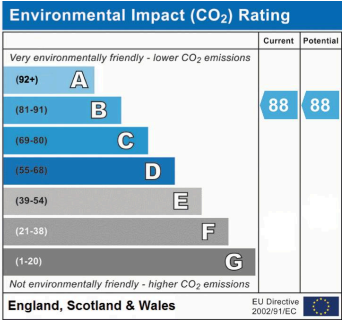
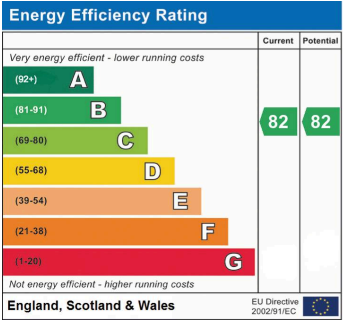
COMMUNAL GARDEN

Secure gated communal garden which is predominantly laid to lawn with a raised decked area.

OFF STREET

1 Parking Space

Off street parking.





Elliot Heath Estate Agents

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