



**Elliot Heath**  
ESTATE AGENTS

Flat 3, Oceanic House Star Street, Ware

Guide Price £250,000



## Flat 3

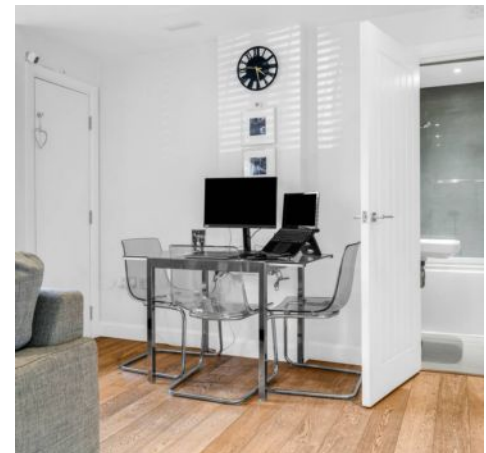
Oceanic House Star Street, Ware

Superb ground floor one bed apartment in Ware town centre. Finished to high spec with allocated parking. Excellent living space, integrated kitchen, gas heating, double-glazed. Close to station. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



## Ground Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 41.3 sq. metres (444.5 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](http://www.matthewkyle.co.uk)

## Accommodation

Communal entrance hall with private front door to:

### Entrance Lobby

With wood flooring, secure entryphone system, open to:

### Kitchen/Dining/Living Room

17' 10" x 15' 9" (5.43m x 4.79m)

#### Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space and plumbing for slimline dishwasher, wood flooring, open to:

#### Living/Dining Room

With two double glazed windows, two radiators, wood flooring, built in storage cupboard, doors to:

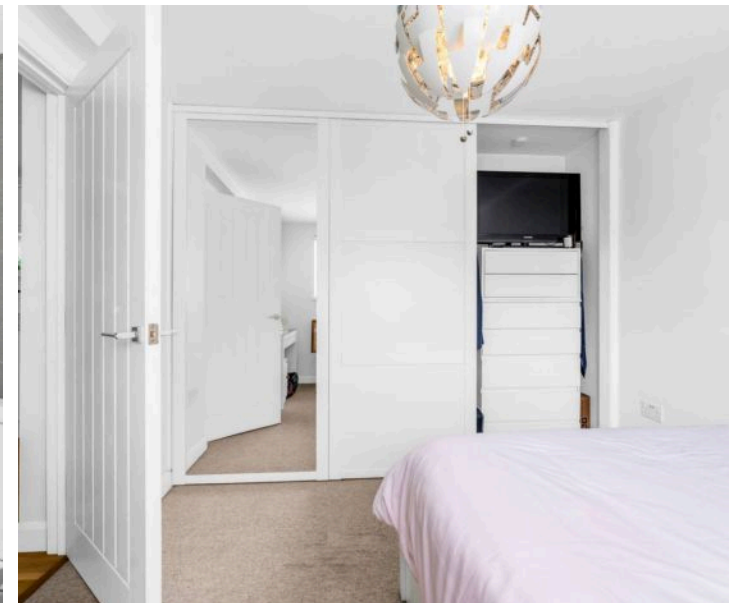
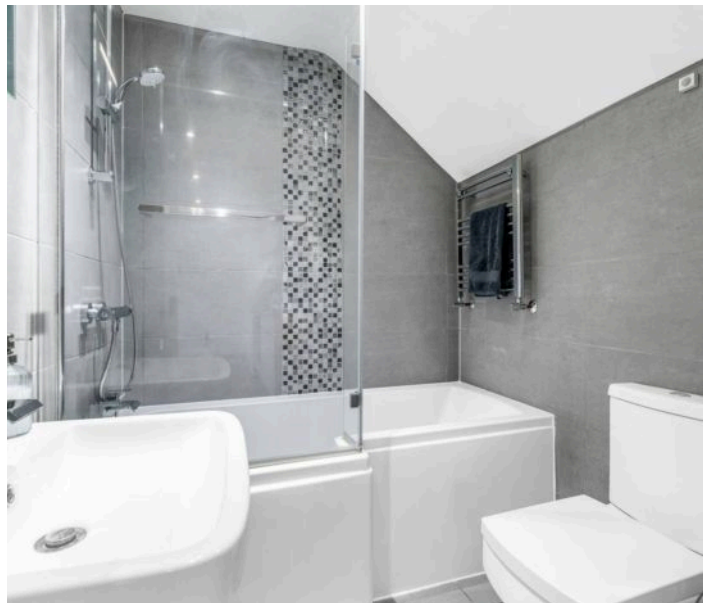
#### Bedroom

12' 7" x 9' 1" (3.83m x 2.78m)

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

#### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, wall hung wash hand basin, fully tiled, chrome heated towel rail.







## ALLOCATED PARKING

1 Parking Space

One allocated parking space located to the rear of the property.







## Elliot Heath Estate Agents

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