



**Elliot Heath**  
ESTATE AGENTS

Flat 75, Stewart Place Station Road, Ware

Guide Price £275,000



## Flat 75

Stewart Place Station Road, Ware

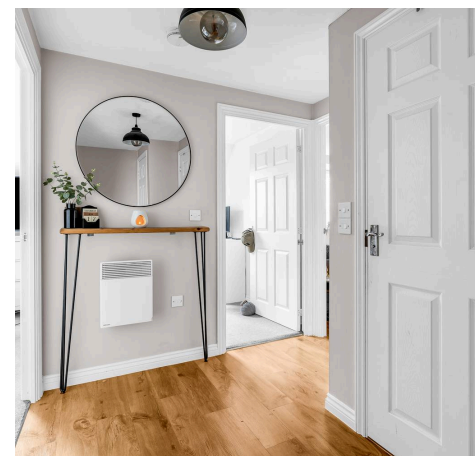
Stunning 2-bed apartment near Ware station. Refurbished with modern kitchen, updated bedrooms, refitted bathroom, secure entry, lifts, communal gardens, parking, long lease. Call 01920 293333.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Third Floor

Total Area: 51.3 m<sup>2</sup> ... 553 ft<sup>2</sup>

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)

### **Communal Entrance Hall**

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

### **Entrance Hall**

With secure entryphone system, two built in storage cupboards, electric panel heater, wood flooring, doors to:

### **Living/Dining Room**

13' 3" x 11' 4" (4.04m x 3.46m)

With double glazed window, electric wall heater, wood flooring, open to:

### **Kitchen**

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated appliances, tiled splash back areas, wood flooring.

### **Bedroom One**

9' 1" x 11' 9" (2.77m x 3.57m)

With double glazed window, electric wall heater, built in wardrobe cupboard with sliding doors, panelling to one wall.

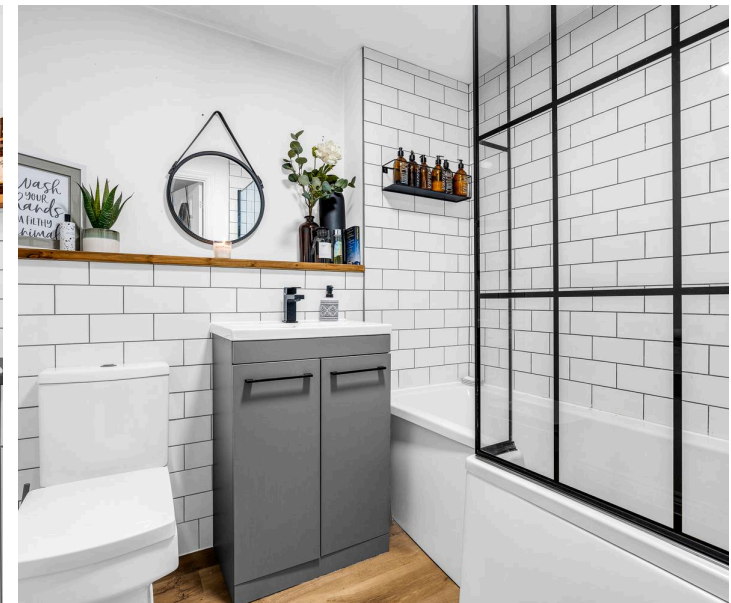
### **Bedroom Two**

7' 4" x 7' 9" (2.24m x 2.37m)

With double glazed window, electric wall heater.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, wood flooring, towel rail.







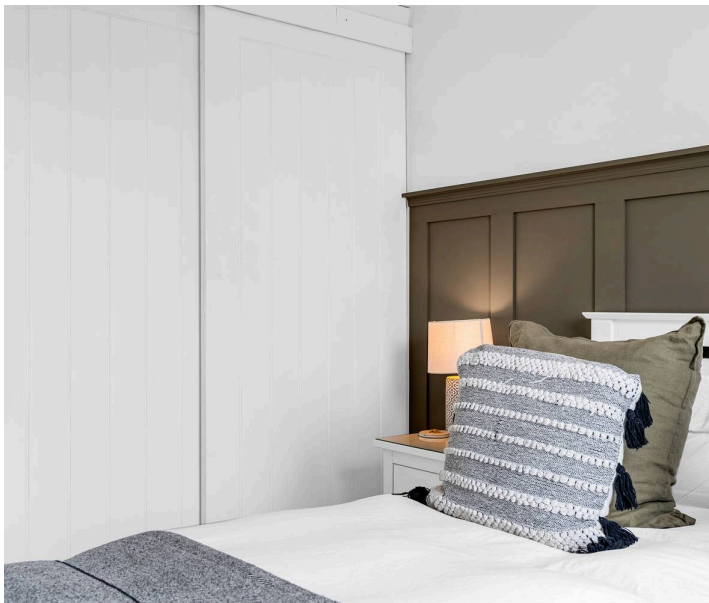
## COMMUNAL GARDEN

The property benefits from the use of attractive communal courtyard style gardens with seating areas.

## SECURE GATED

1 Parking Space

Private gated allocated parking and visitors parking on a first come first served basis.







# Elliot Heath Estate Agents

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