



**Elliot Heath**  
ESTATE AGENTS

**Flat 8, The Octagon, Ware**  
Guide Price £200,000



# Flat 8

## The Octagon, Ware

Well-presented 1-bed apartment in landmark Victorian conversion near Ware town centre, quiet no through road, modern kitchen, communal gardens, covered parking. Close to shops, bars, railway station.

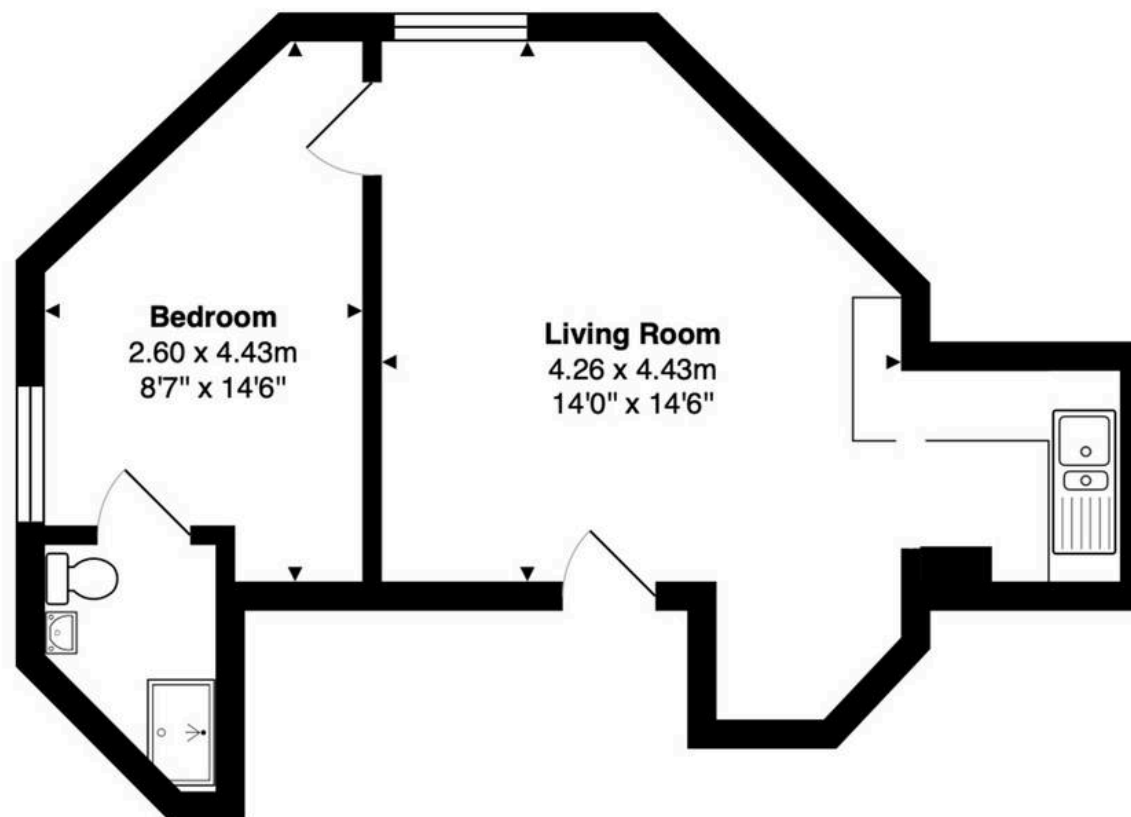
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### First Floor

Total Area: 33.4 m<sup>2</sup> ... 360 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.

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### **Communal Entrance Hall**

With stairs to all floors and private entrance door to:

### **Living Room**

14' 0" x 14' 6" (4.26m x 4.43m)

With double glazed sash window overlooking the communal gardens, two radiators, door to bedroom and open to:

### **Kitchen**

With double glazed sash window. 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, wall mounted boiler, tiled splash bac areas, tiled flooring.

### **Bedroom**

8' 6" x 14' 6" (2.60m x 4.43m)

With double glazed sash window, radiator, door to:

### **En Suite Shower Room**

Fitted with a suite comprising fully tiled shower cubicle, vanity unit with inset wash hand basin, dual flush wc, fully tiled, chrome heated towel rail.







### COMMUNAL GARDEN

Well kept communal gardens.

### CAR PORT

1 Parking Space

Undercover allocated parking space together with visitors spaces. Bike store.







# Elliot Heath Estate Agents

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