



**Elliot Heath**  
ESTATE AGENTS

Flat 67, Stewart Place Station Road, Ware

Guide Price £250,000



## Flat 67

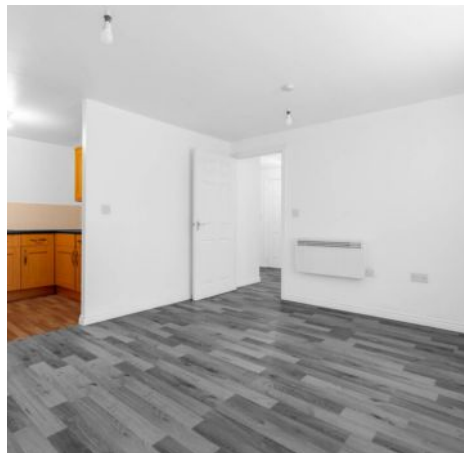
Stewart Place Station Road, Ware

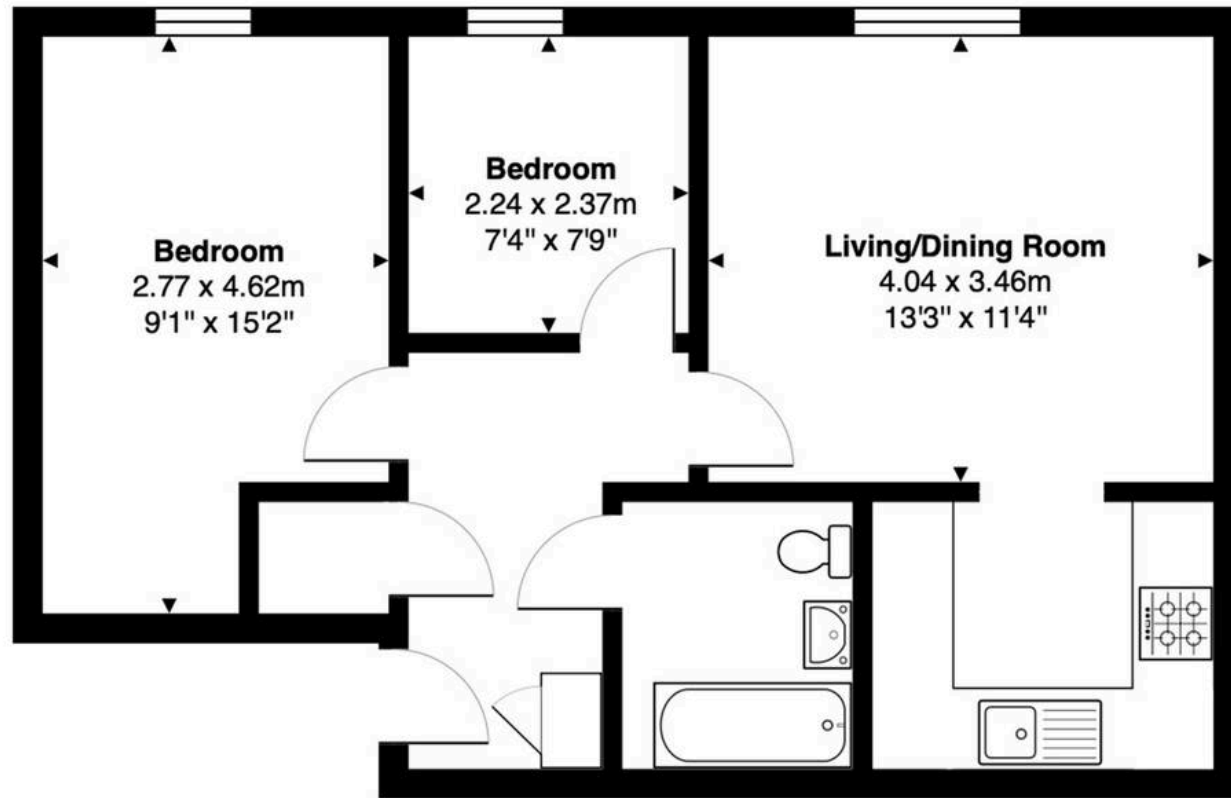
Modern 2-bed apartment in Ware town centre with no chain. Double glazing, integrated kitchen, lift access, communal gardens, secure parking. Near station and High Street.  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





## Second 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 Hallway**

Communal entrance door leading into entrance hallway, lift and stairs access to all floors, private front entrance door to:

### **Entrance Hall**

With entry phone system, electric panel heater, two built in storage cupboards, wood effect flooring, doors to:

### **Living/Dining Room**

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

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

### **Kitchen**

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, tiled splash back areas, wood effect flooring.

### **Bedroom One**

9' 1" x 15' 2" (2.77m x 4.62m)

With double glazed window, electric panel heater.

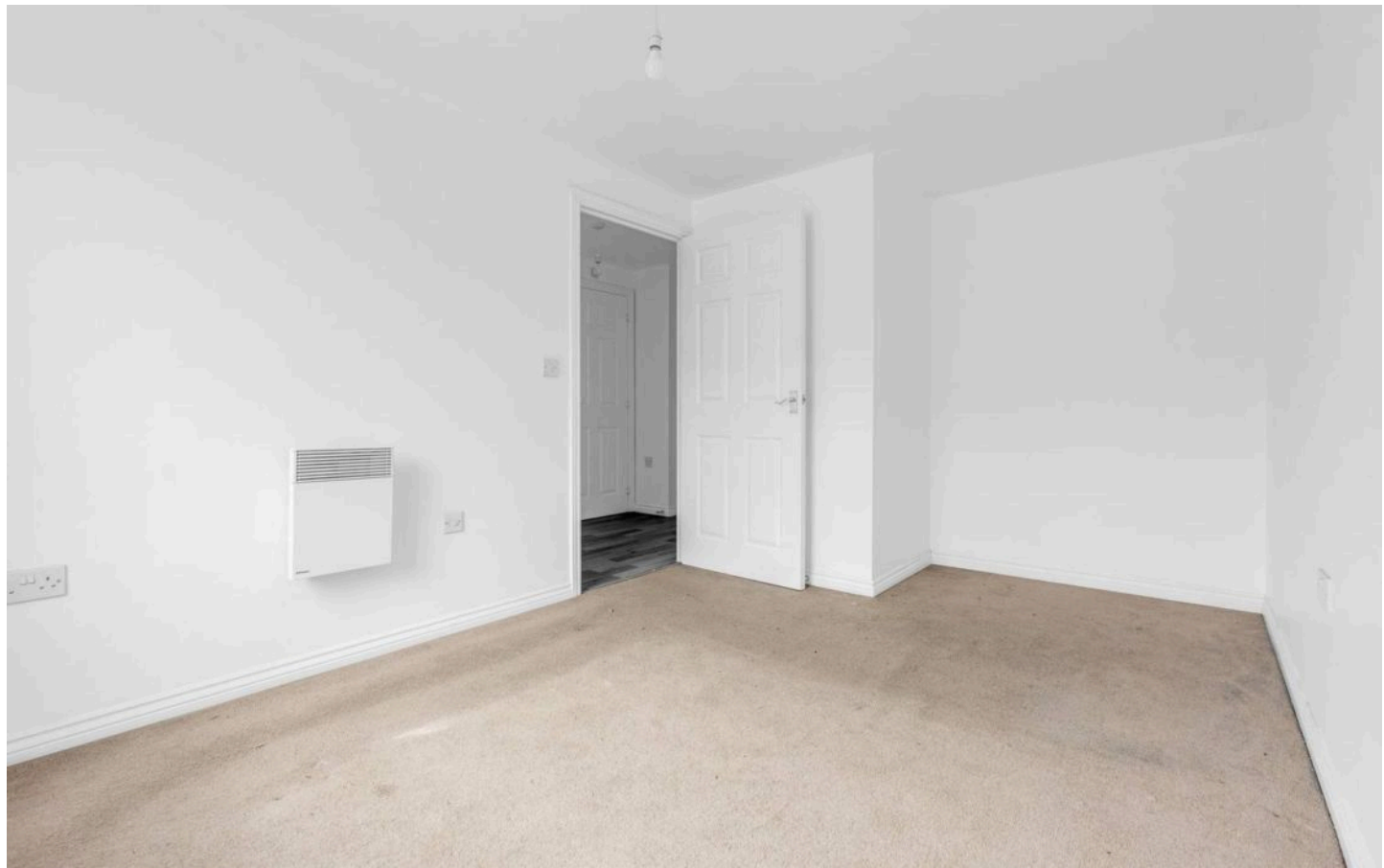
### **Bedroom Two**

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

With double glazed window, electric panel heater, wood effect flooring.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring, heated towel rail.





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## COMMUNAL GARDEN

Attractive communal areas.

## SECURE GATED

1 Parking Space

The property benefits from gated secure parking for one vehicle and permit for visitor parking.







## Elliot Heath Estate Agents

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