



**Elliot Heath**  
ESTATE AGENTS

**64 Broadmeads, WARE**

Guide Price **£290,000**



# 64 Broadmeads

WARE, Ware

Spacious two-bedroom apartment with share of freehold, over 900-year lease, private garage. Double bedrooms, integrated kitchen, cloakroom, communal gardens with River Lea access. Gated parking.

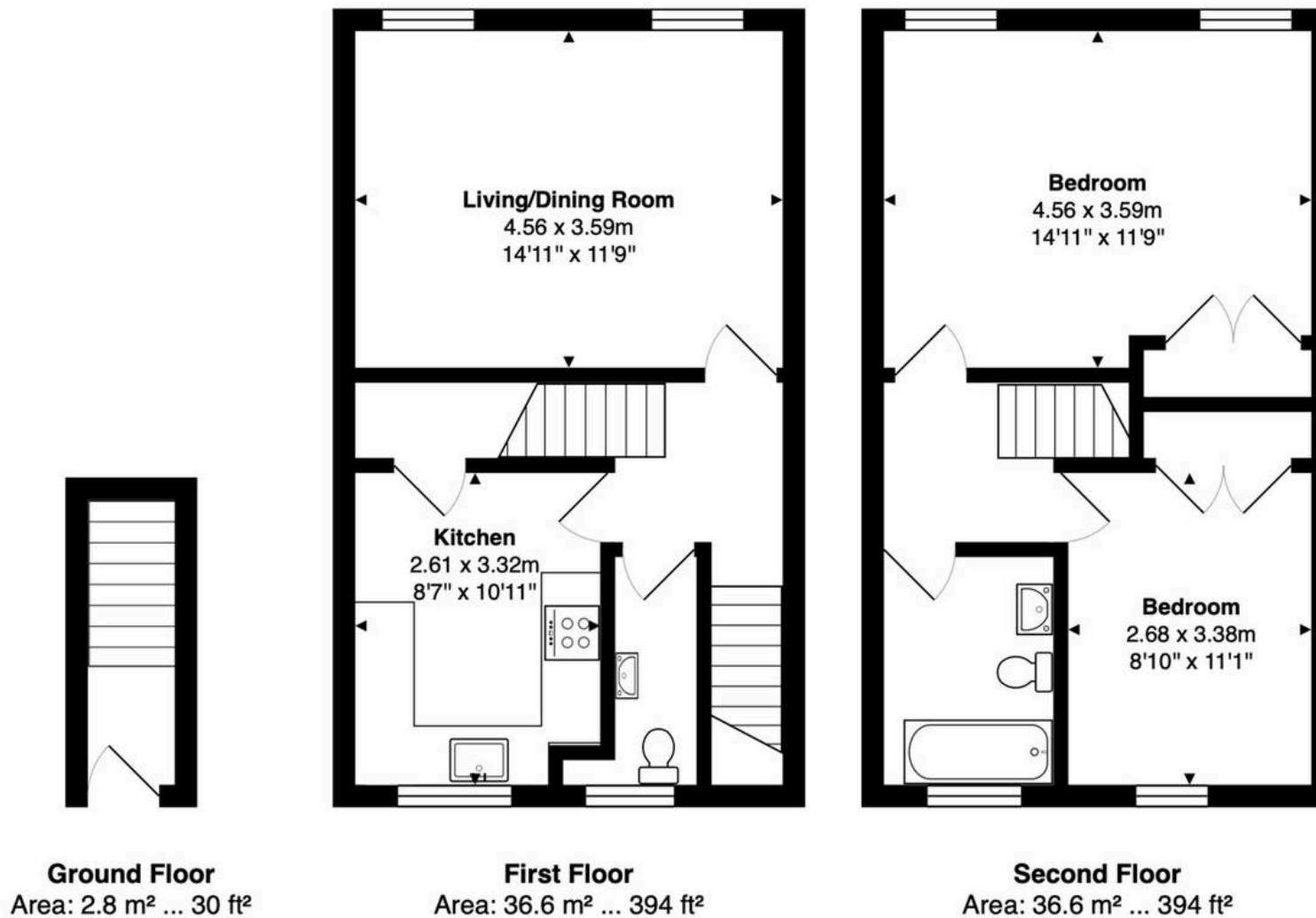
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F





**Total Area: 76.0 m² ... 819 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](http://www.matthewkyle.co.uk)



### Entrance Hall

With stairs to:

### First Floor Landing

With stairs to second floor landing and doors to:

### Living/Dining Room

14' 11" x 11' 9" (4.56m x 3.59m)

With two Upvc double glazed windows to rear aspect, feature fireplace, electric wall heater, wood flooring.

### Kitchen

8' 7" x 10' 11" (2.61m x 3.32m)

With Upvc double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring.

### WC

With Upvc double glazed window to front aspect with obscure glass. Fitted with a suite comprising low flush wc, wall hung wash hand basin, tiled splashback areas, tiled flooring.

### Second Floor Landing

With doors to:

### Bedroom One

14' 11" x 11' 9" (4.56m x 3.59m)

With two Upvc double glazed windows to rear aspect, double built-in wardrobe cupboard, electric wall heater.

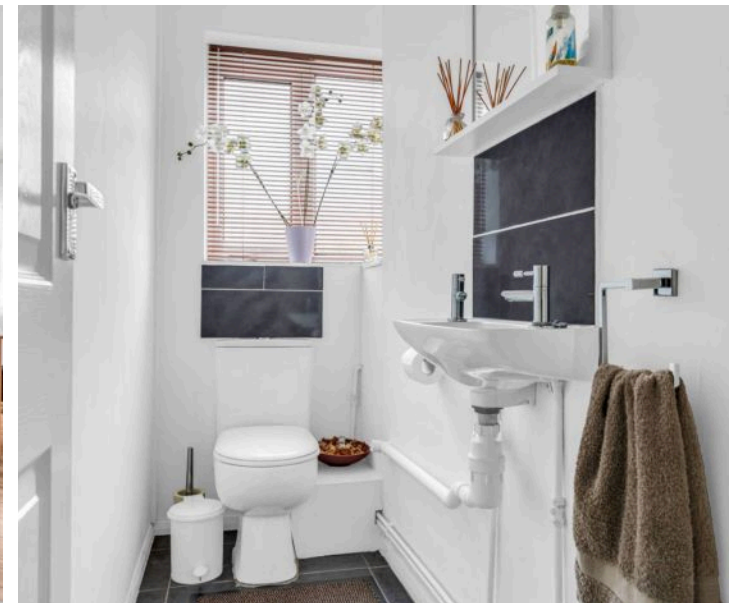
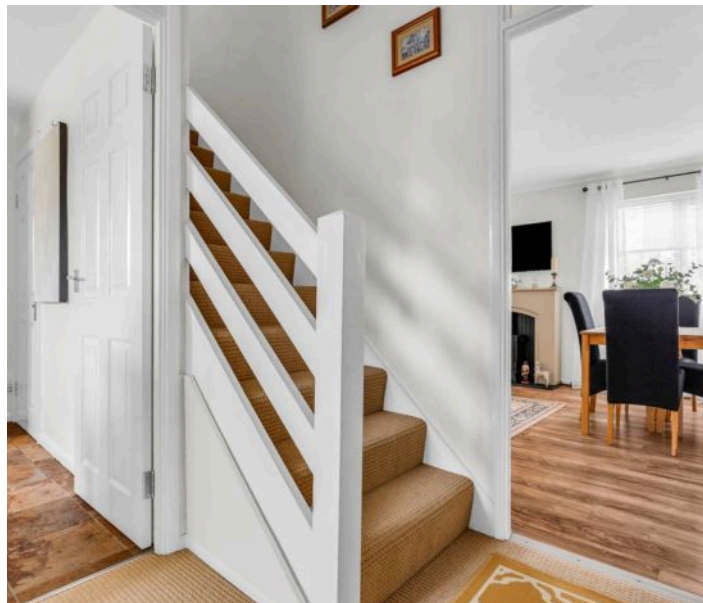
### Bedroom Two

8' 10" x 11' 1" (2.68m x 3.38m)

With Upvc double glazed window to front aspect, electric wall heater, built-in double wardrobe cupboard.

### Bathroom

With Upvc double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, dual flush wc, heated towel rail, tiled splash backs, tiled flooring.





### **COMMUNAL GARDEN**

Immaculately kept communal gardens with access to the River Lea towpath.

### **SECURE GATED**

1 Parking Space

Electric vehicular gates giving access to the allocated parking space.

### **GARAGE EN BLOC**

1 Parking Space

Privately owned garage arranged en bloc.







## Elliot Heath Estate Agents

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