



**Elliot Heath**  
ESTATE AGENTS

**4 The Carriages Station Road, Ware**

Guide Price **£357,000**



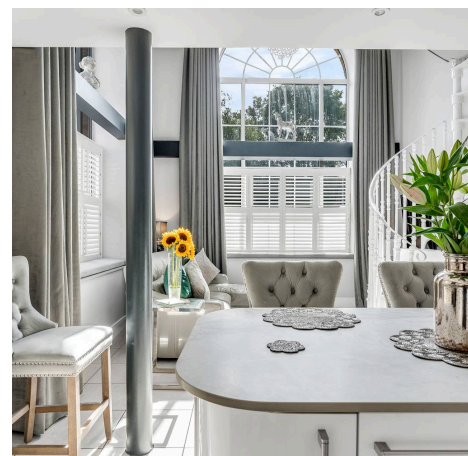
## 4 The Carriages Station Road

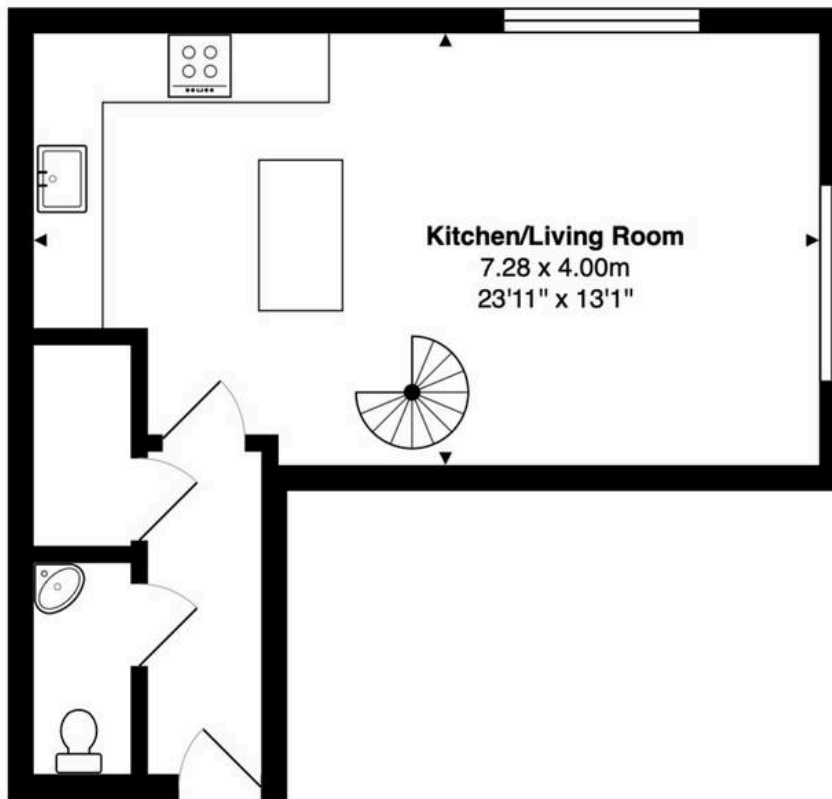
Ware, Ware

One bed duplex apt in prestigious listed conversion in Ware town centre. Fully integrated kitchen, mezzanine bedroom, downstairs wc, stunning feature windows, first floor bathroom, private parking.

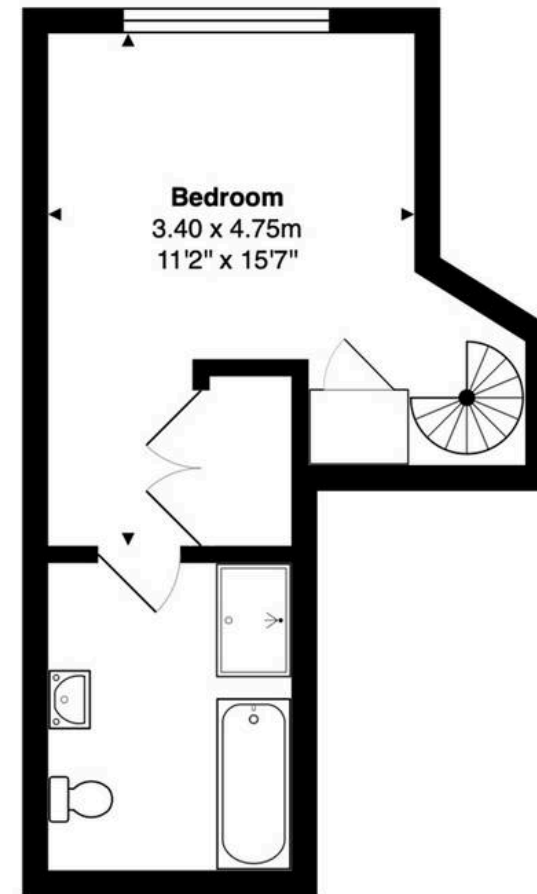
Council Tax band: C

Tenure: Leasehold





**Ground Floor**  
Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>



**First Floor**  
Area: 23.6 m<sup>2</sup> ... 254 ft<sup>2</sup>

**Total Area: 58.7 m<sup>2</sup> ... 632 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

Stunning communal entrance with spiral staircase, large skylights, exposed brickwork and high quality gloss porcelain tiled flooring, security entryphone system. Private front entrance door to:

### Entrance Hall

With tiled flooring, built in utility cupboard housing central heating boiler with space and plumbing for automatic washing machine and tumble dryer. Doors to:

### Downstairs WC

Fitted with a suite comprising high flush wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring.

### Kitchen/Living Room

23' 11" x 13' 1" (7.28m x 4.00m)

### Kitchen

Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit with mixer taps, integrated appliances, tiled flooring, granite splash back areas, island unit/breakfast bar, open to:

### Living Room

Dual aspect with two large arched feature windows with fitted shutters to half height, tiled flooring, spiral staircase to:

### Bedroom

11' 2" x 15' 7" (3.40m x 4.75m)

With mezzanine balcony, half moon feature window, built-in wardrobes, storage cupboard with further hanging space. Door to:

### Bathroom

Fitted with a suite comprising low flush w.c., panel enclosed bath, separate shower cubicle, pedestal wash basin, tiled splash back areas, wood effect flooring.



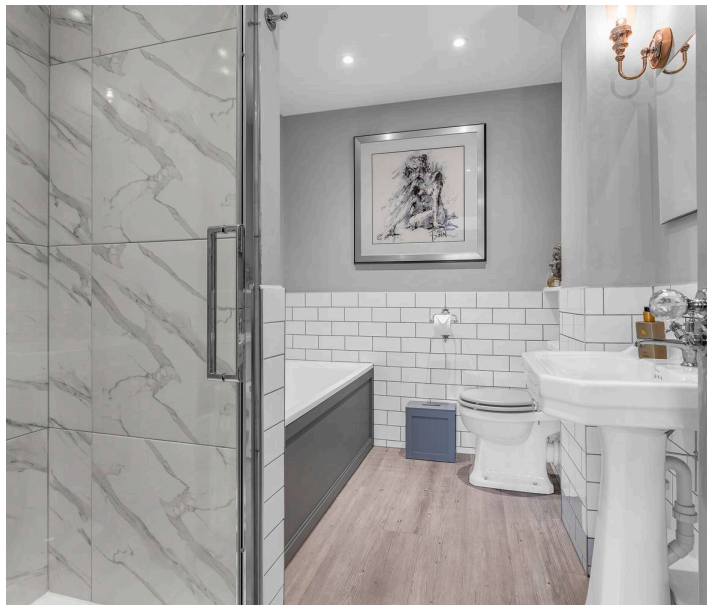
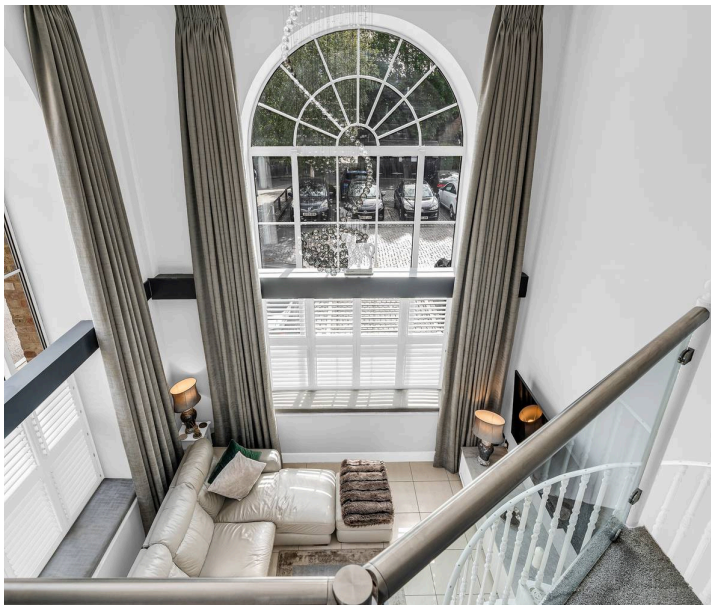




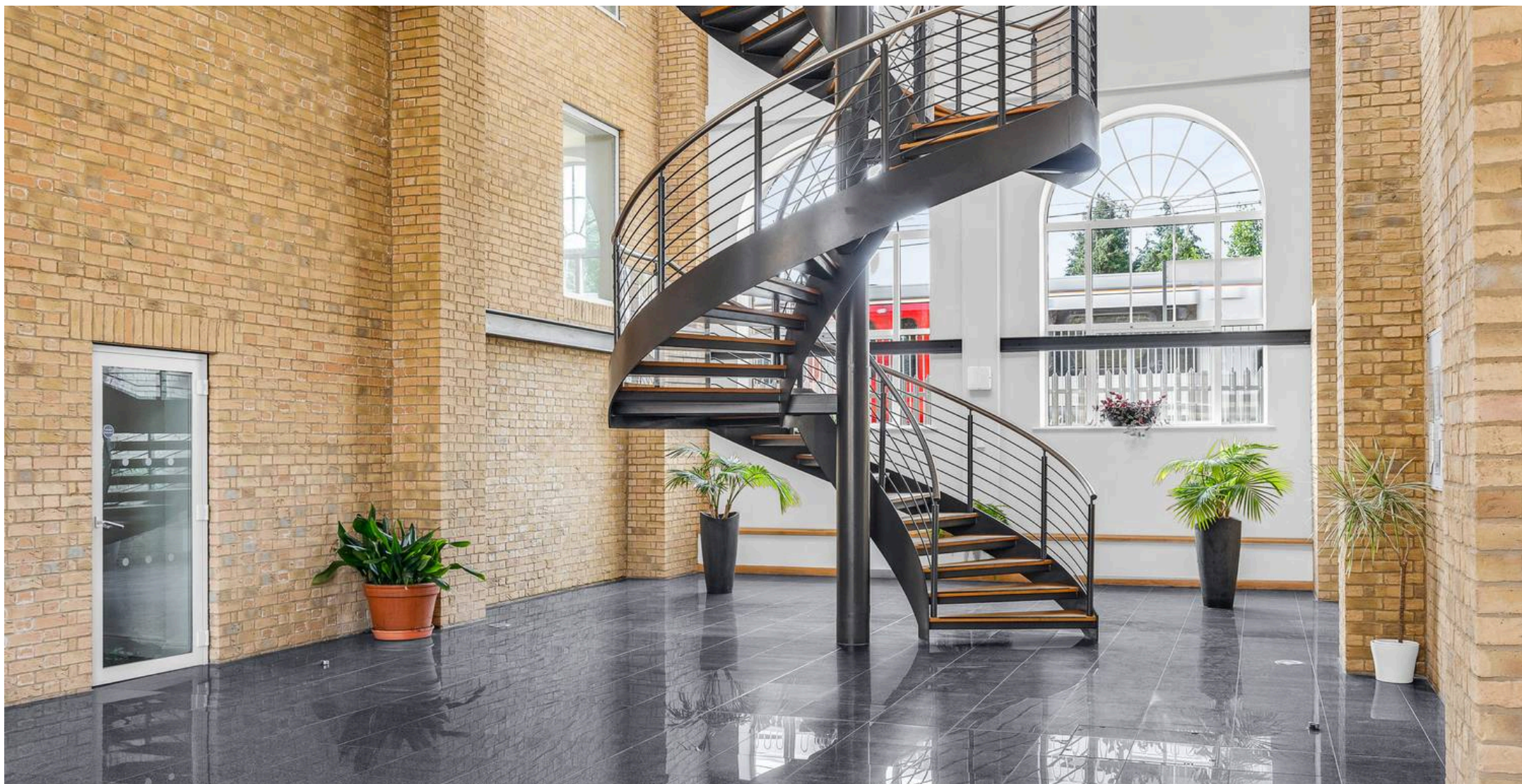
## ALLOCATED PARKING

1 Parking Space

One private allocated parking space.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)