



Elliot Heath
ESTATE AGENTS

166 Trapstyle Road, WARE
Guide Price **£230,000**

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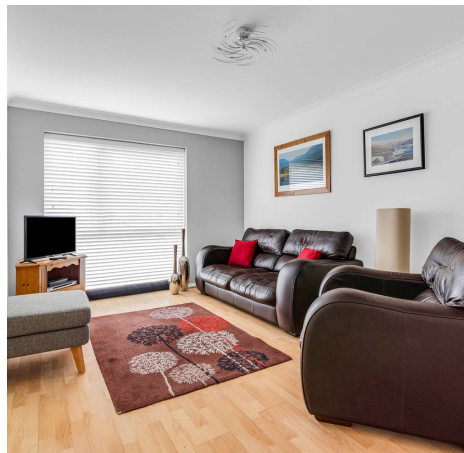
WARE, Ware

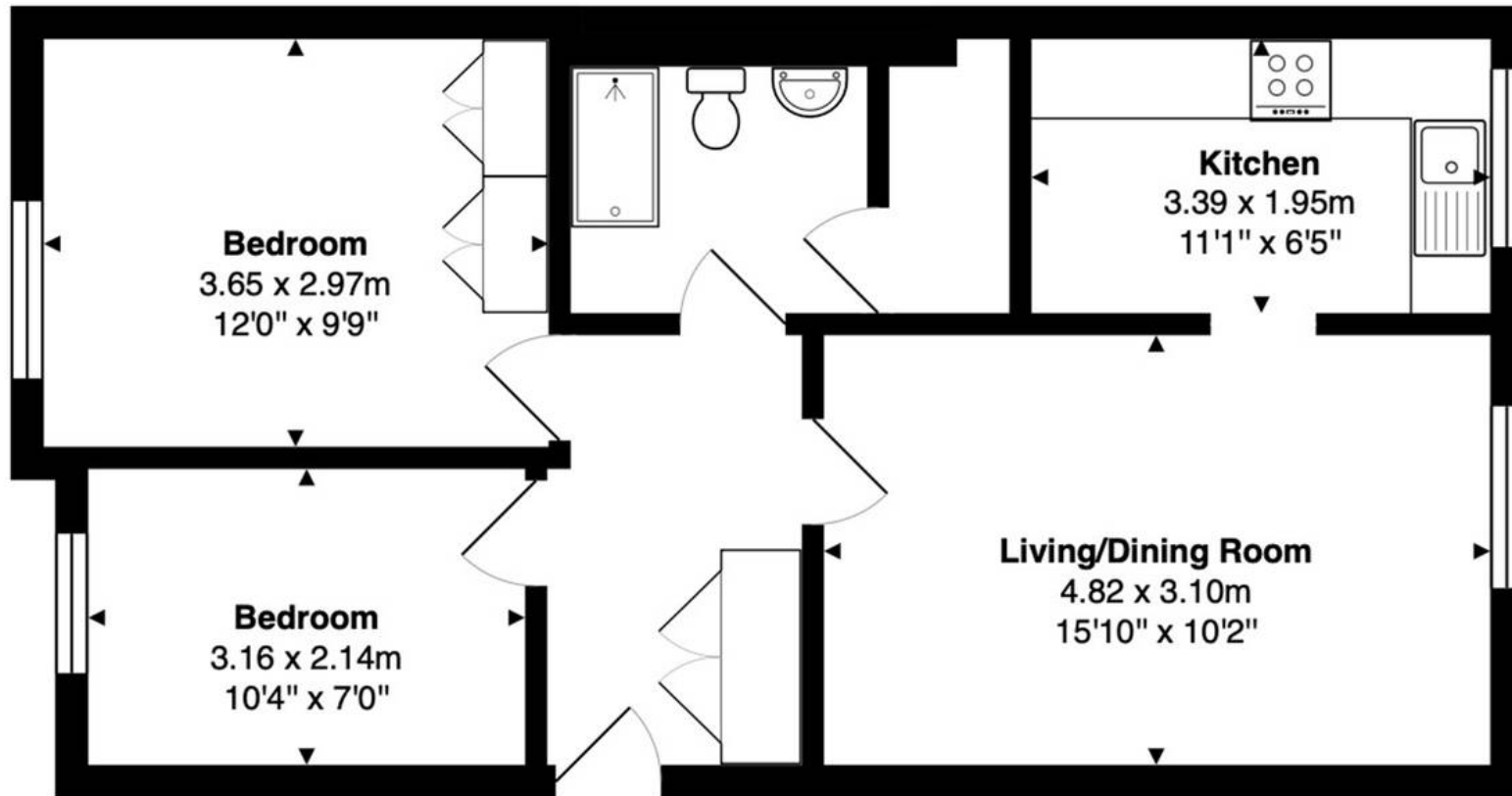
2-bed ground floor apartment, bright living/dining room, kitchen, shower room, storage, residents parking & communal gardens. Close to amenities & rail station to London. No chain, extended lease. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B





Ground Floor
Area: 53.5 m² ... 576 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

Communal Entrance Hall

With private front entrance door to:

Entrance Hall

With entryphone system, electric wall heater, built in storage cupboard, wood effect flooring, doors to:

Living/Dining Room

15' 10" x 10' 2" (4.82m x 3.10m)

Full height double glazed window to rear aspect, electric wall heater, wood effect flooring, door to:

Kitchen

11' 1" x 6' 5" (3.39m x 1.95m)

With double glazed window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, tiled splash back areas, space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, electric cooker with hob over and extractor fan, wood effect flooring.

Bedroom One

12' 0" x 9' 9" (3.65m x 2.97m)

With double glazed window to front aspect, electric wall heater, fitted wardrobe cupboards.

Bedroom Two

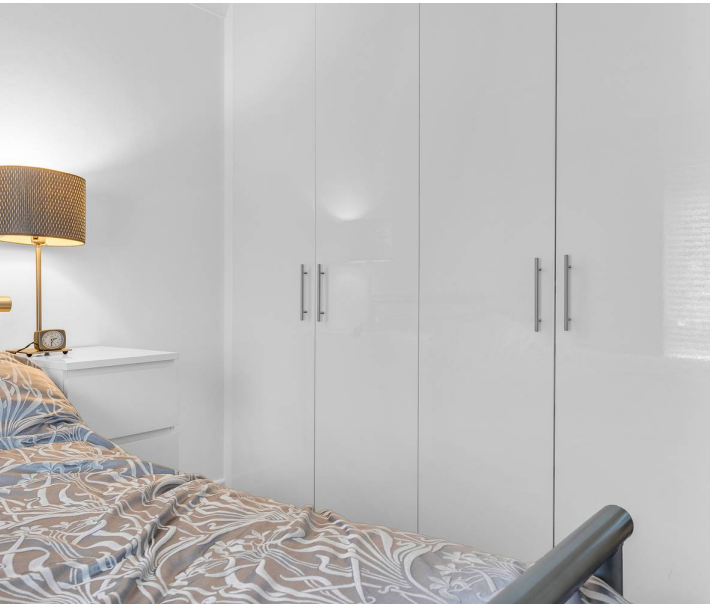
10' 4" x 7' 0" (3.16m x 2.14m)

With double glazed window to front aspect, electric wall heater.

Shower Room

Fitted with a suite comprising walk in shower, concealed cistern wc, wall hung wash hand basin, fully tiled, chrome heated towel rail, large built in storage cupboard.





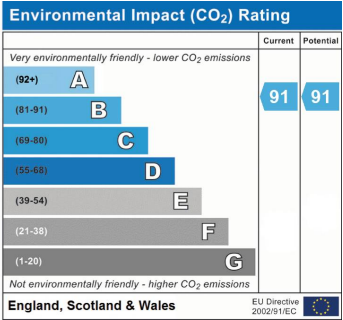
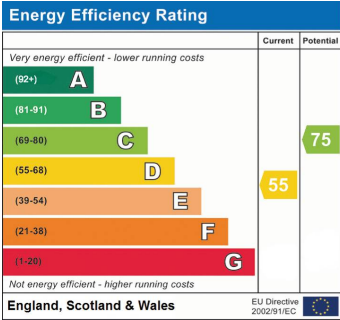
COMMUNAL GARDEN

Attractive communal gardens with drying area.

OFF STREET

1 Parking Space

Residents parking together with visitors spaces.





Elliot Heath Estate Agents

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