



**Elliot Heath**  
ESTATE AGENTS

**59 Wickhams Wharf, Viaduct Road**

Guide Price **£320,000**



# 59 Wickhams Wharf

Viaduct Road, Ware

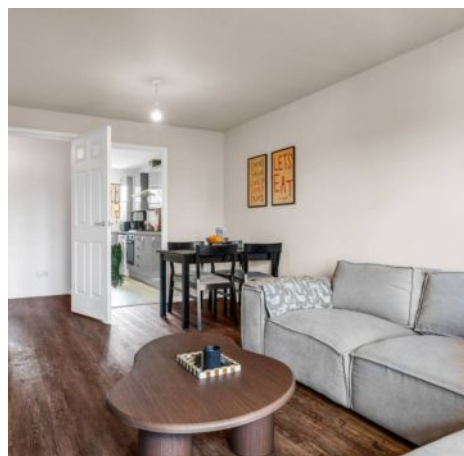
Spacious top floor 2-bed apartment with uninterrupted river views, private balcony, allocated parking, kitchen, living/dining room, luxury bathroom. Short walk to Ware's High Street/ railway station.

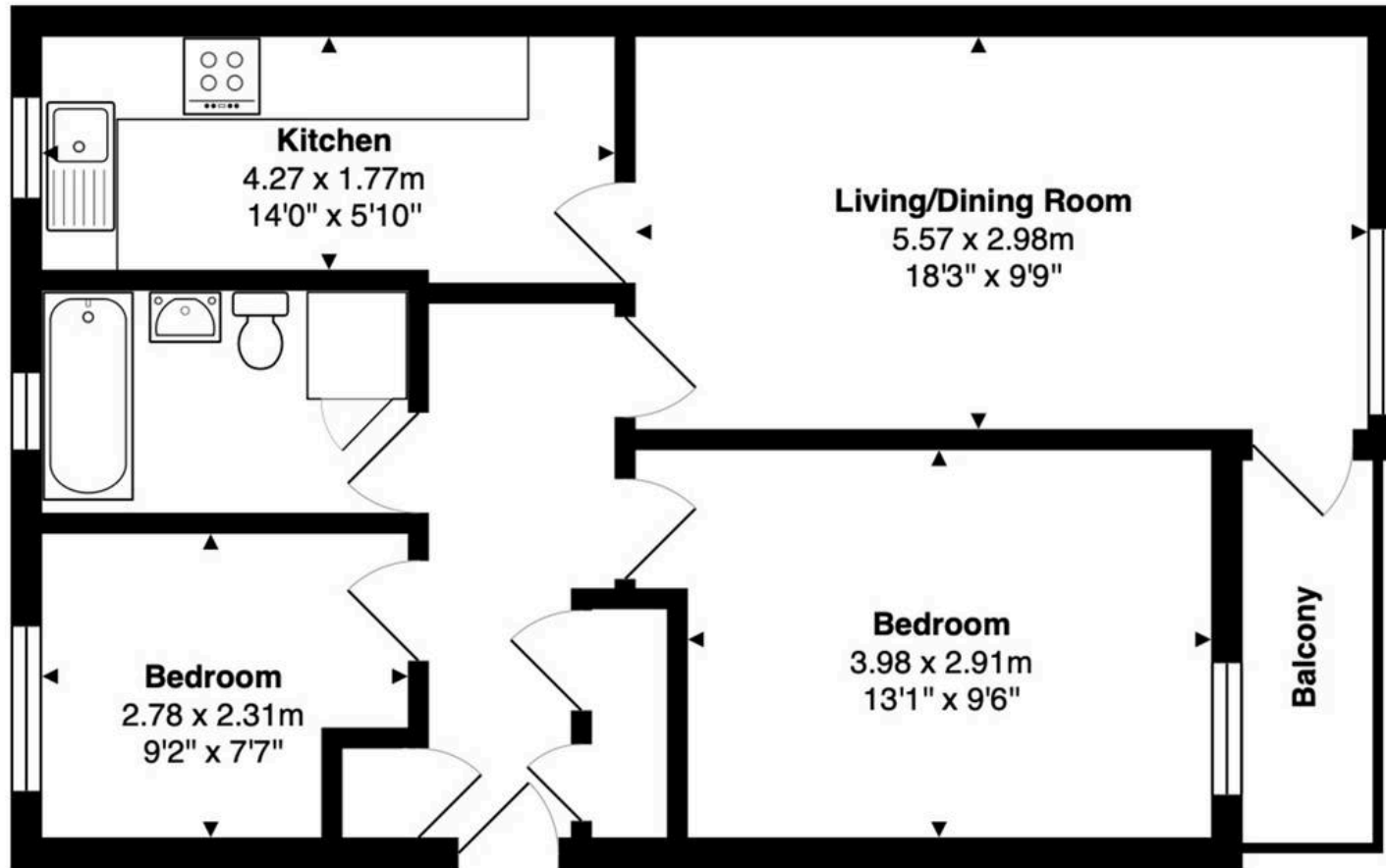
Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Third Floor**  
Area: 57.7 m<sup>2</sup> ... 621 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

With secure entryphone system, stairs to all floors and private front entrance door to:

### Entrance Hall

With secure entryphone, wood effect flooring, radiator, two large storage cupboards and doors to:

### Living/Dining Room

18' 3" x 9' 9" (5.57m x 2.98m)

With window over looking the river and door giving access to the balcony which also provides lovely views of the river, radiator, wood effect flooring, door to:

### Kitchen

14' 0" x 5' 10" (4.27m x 1.77m)

With window to side aspect. 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, integrated fridge/freezer, space and plumbing for washing machine, tiled splash back areas, tiled flooring, radiator.

### Bedroom One

13' 1" x 9' 7" (3.98m x 2.91m)

With window over looking the balcony and the river beyond, radiator.

### Bedroom Two

9' 1" x 7' 7" (2.78m x 2.31m)

With window to side aspect, radiator.

### Bathroom

With window to side aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, chrome heated towel rail, fully tiled, built in storage cupboard.





### **BALCONY**

private balcony accessed from the living/dining room with direct river views.

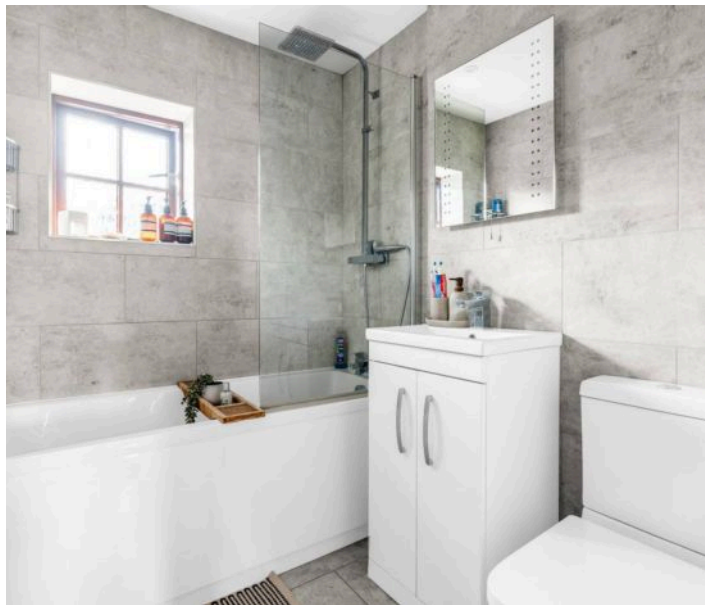
### **COMMUNAL GARDEN**

Attractively landscaped river fronting communal gardens.

### **ALLOCATED PARKING**

1 Parking Space

Allocated and visitor parking.







## Elliot Heath Estate Agents

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