



Elliot Heath
ESTATE AGENTS

4 Omega Maltings, Star Street
Guide Price £290,000

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Star Street, Ware

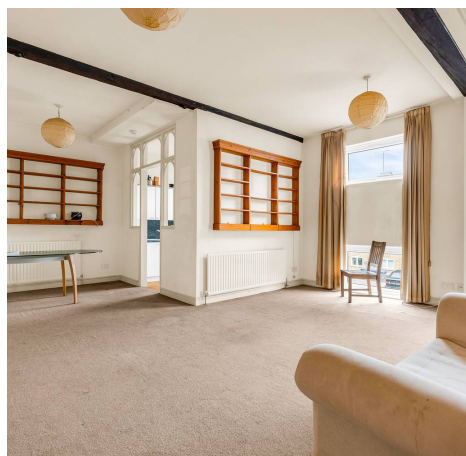
Spacious 2-bed apartment in sought-after riverside conversion. Living/dining room, kitchen, bath/shower, balcony, communal gardens, long lease, secure parking. Short walk to town centre & station.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





First Floor
Area: 76.3 m² ... 822 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

Accommodation

Communal front entrance gate with entry phone system giving access to:

Communal Atrium

With stairs rising to private front entrance door giving access to:

Entrance Hall

With security entry phone, radiator, two built in storage cupboards, doors to:

Living/Dining Room

22' 8" x 19' 10" (6.90m x 6.05m)

An extremely spacious room with high ceilings, double glazed window and door to balcony, three radiators, exposed beams, double doors to bedroom two and open to:

Kitchen

With double glazed windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, wall mounted boiler, wood effect flooring.

Bedroom One

10' 5" x 13' 4" (3.17m x 4.06m)

Feature full length double glazed window, radiator, built-in wardrobe cupboards.

Bedroom Two

9' 0" x 8' 1" (2.74m x 2.47m)

With double glazed window, double doors to the living/dining room and door to the entrance hall, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, dual flush wc, separate shower cubicle, tiled flooring, tiled splash back areas, radiator.





BALCONY

Small corner balcony.

COMMUNAL GARDEN

Attractive communal gardens which front onto the River Lea.

SECURE GATED

1 Parking Space

Secure gated allocated parking.





Elliot Heath Estate Agents

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