

# Elliot Heath

11 Willow View Crane Mead, Ware
Guide Price £310,000

# 11 Willow View Crane Mead

Ware, Ware

First-floor apartment in riverside development.
Spacious living/dining room, Juliet balcony, kitchen,
2 beds, en-suite, bathroom. Allocated parking,
communal gardens. Close to station & High Street.
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





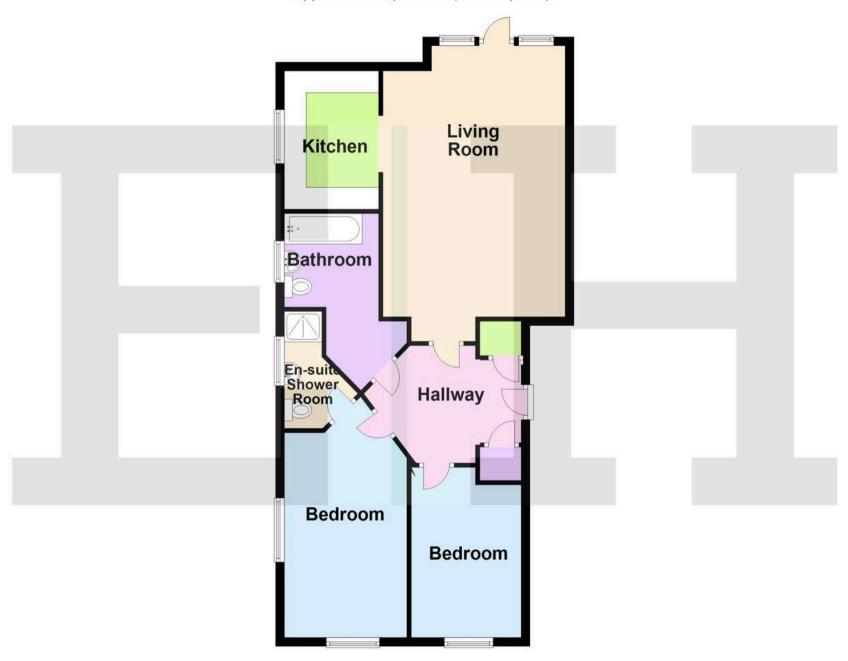






**First Floor** 

Approx. 77.8 sq. metres (837.7 sq. feet)



Total area: approx. 77.8 sq. metres (837.7 sq. feet)

#### **Communal Entrance Hall**

Entrance door with security entryphone system to communal hallway with stairs to all floors. Private front entrance door to:

#### **Entrance Hall**

With wood effect flooring, two electric panel heaters, built-in airing cupboard and storage cupboard housing fuse boxes. Doors to:

# **Living Room**

17' 4" x 13' 8" (5.28m x 4.16m)

With Upvc double glazed doors to Juliette balcony, two electric panel heaters, entryphone system, wood effect flooring, archway opening to:-

#### Kitchen

10' 4" x 7' 0" (3.15m x 2.13m)

With Upvc double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built-in ceramic hob with oven below and concealed extractor hood over, appliance space, ceramic tiled flooring.

#### **Bedroom One**

14' 4" x 10' 0" (4.37m x 3.05m)

Dual aspect Upvc double glazed full length window to Juliette balcony and Upvc double glazed window to side aspect, two built-in wardrobe cupboards, electric panel heater, wood effect flooring, door to:

#### **En Suite Shower Room**

With Upvc double glazed window with obscure glass. Fitted with a suite comprising ceramic tiled shower cubicle, pedestal wash hand basin, low level wc, Dimplex fan heater, extractor fan, tiled splash back areas, tiled flooring.







# **Bedroom Two**

11' 4" x 6' 6" (3.45m x 1.98m)

With Upvc double glazed window, electric panel heater, wood effect flooring.

# Bathroom

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with mixer shower attachment, pedestal wash hand basin, low level wc, Dimplex fan heater, tiled splash back areas, extractor fan, tiled flooring.









# **COMMUNAL GARDEN**

Communal gardens laid to lawn with flower and shrub borders, leading to river frontage. Dustbin storage area.

# **ALLOCATED PARKING**

1 Parking Space

Allocated and visitors parking.











# Elliot Heath Estate Agents

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