



Elliot Heath
ESTATE AGENTS

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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