



Elliot Heath
ESTATE AGENTS

8 Bowsher Court, Ware
Guide Price **£240,000**

8 Bowsher Court

Ware, Ware

Modern ground floor 1-bed apartment in Ware's town centre. Features include integrated kitchen, large bedroom, gas central heating, and secure gated parking. Close to amenities and train station. Council Tax band: C

Tenure: Leasehold

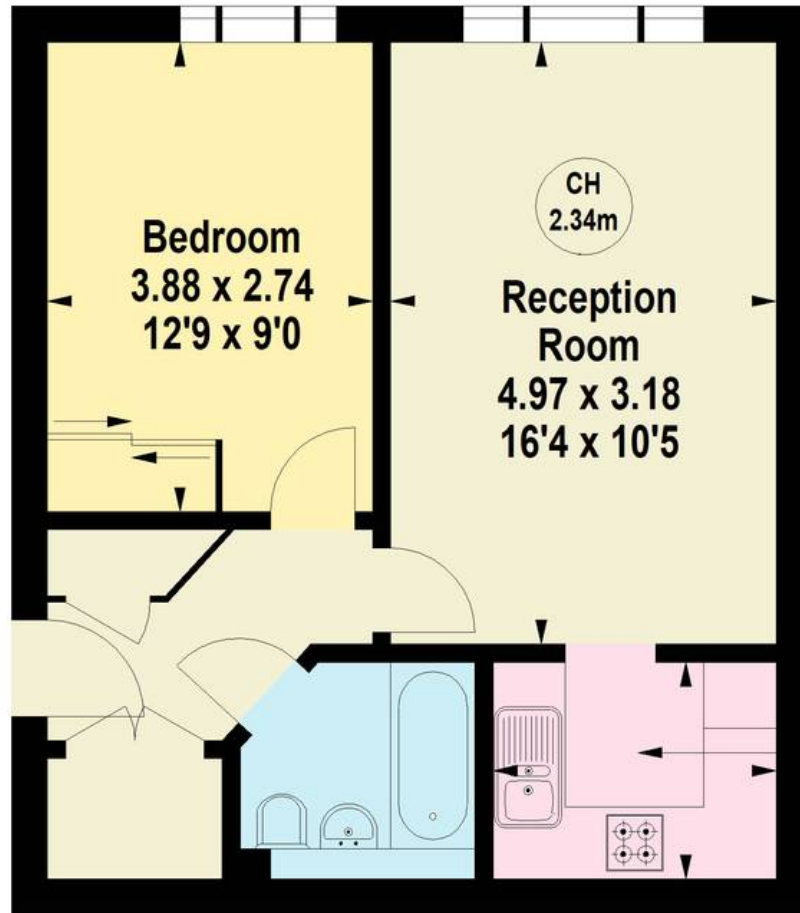
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Bowsher Court, SG12

Approximate Area = 42.08 sq m / 453 sq ft



Key :
CH - Ceiling Height



Ground Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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Communal Entrance Hall

With lift and stairs providing access to upper floors. Private front entrance door giving access to:

Entrance Hall

With secure entry phone system, storage cupboard with shelving, radiator, doors to:

Utility Cupboard

With space and plumbing for washer/dryer machine, space for stand alone dryer, shelving, ceramic tiled flooring.

Reception Room

16' 4" x 10' 5" (4.97m x 3.17m)

With Upvc double glazed tilt & turn sash window, two radiators, solid Oak hardwood flooring, open to:

Kitchen

7' 9" x 5' 11" (2.36m x 1.80m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a two bowl stainless steel sink and drainer unit, integrated electric fan over with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, gas fired boiler, ceramic tiled flooring.

Bedroom

12' 9" x 9' 0" (3.88m x 2.74m)

With Upvc double glazed turn & tilt sash window, radiator, fitted double wardrobe with sliding mirror doors.

Bathroom

Fitted with a suite comprising dual flush wc, pedestal wash hand basin with mixer tap, panel enclosed bath with shower over and glass shower screen, shaver point, extractor fan, radiator, ceramic tiled walls, ceramic tiled flooring.





COMMUNAL GARDEN

Communal sun terrace.

SECURE GATED

1 Parking Space

Secure allocated parking space and visitor parking in gated development.





Elliot Heath Estate Agents

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