



**Elliot Heath**  
ESTATE AGENTS

**13A, 13B, 15 Amwell End, Ware**

Guide Price **£750,000**

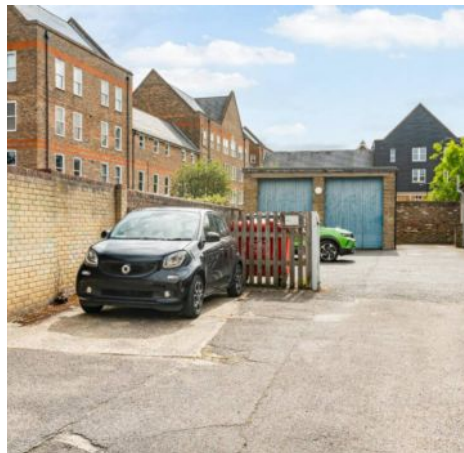
# 13A, 13B, 15 Amwell End

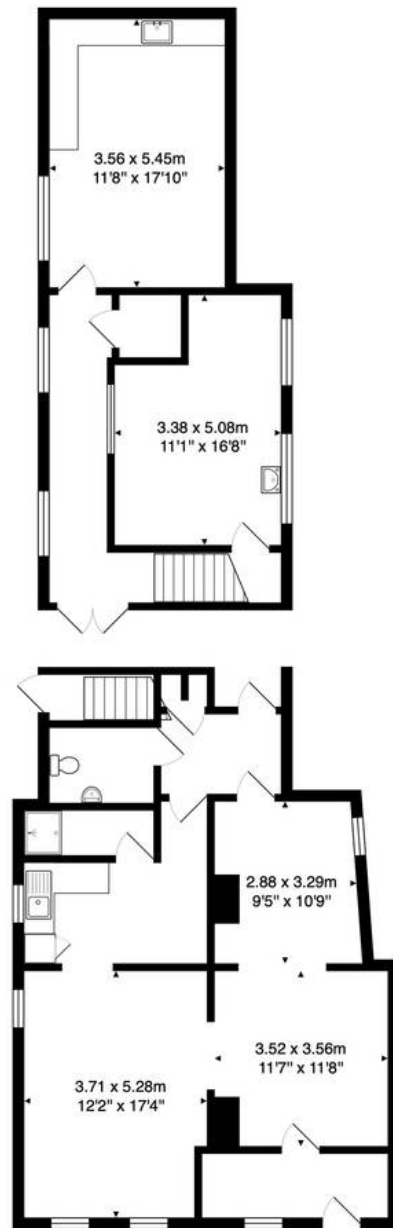
Ware

Mixed residential & commercial development: 2 large maisonettes, former doctors' surgery, & consultancy rooms, joint access to parking for 3 cars. Viewing strictly by appointment on 01920 293333.

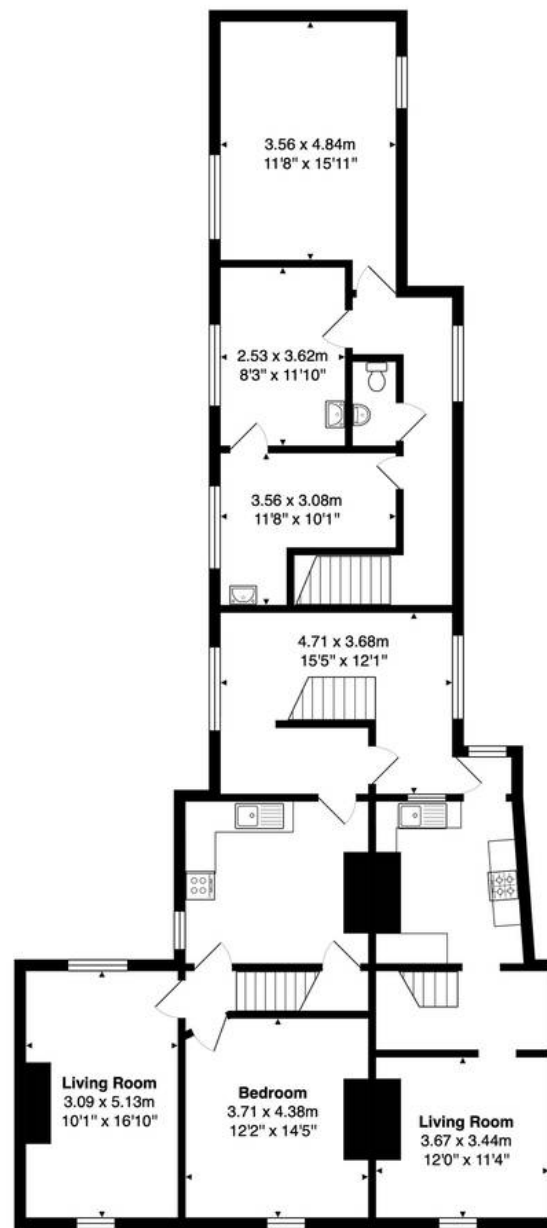
Council Tax band: C

Tenure: Freehold





**Ground Floor**



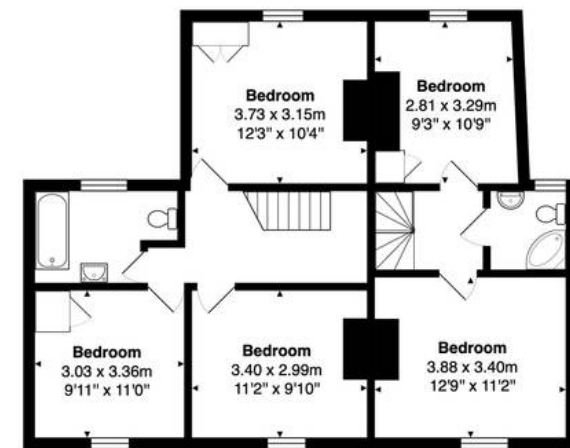
**First Floor**

Area: 145.9 m<sup>2</sup> ... 1570 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)



**Second Floor**

Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup>

### Doctors Surgery

Entrance Hall, Reception Room 1 – 3.52 x 3.56 (11'7 x 11'8), Reception Room 2 – 2.88 x 3.29 (9'5 x 10'9), Reception Room 3 – 3.71 x 5.28 (12'2 x 17'4), Kitchen, Shower Room, Rear Lobby, WC.

### Doctors Consultancy and Treatment Rooms

Ground Floor: Entrance Hall, Treatment Room 1 – 3.38 x 5.08 (11'1 x 16'8), Treatment Room 2 – 3.56 x 5.45 (11'8 x 17'10). First Floor: Landing, WC, Treatment Room 3 – 3.56 x 3.08 (11'8 x 10'1), Treatment 4 – 2.53 x 3.62 (8'3 x 11'10), Treatment 5 – 3.56 x 4.84 (11'8 x 15'11).

### Maisonette One

Communal Entrance Hall, Private Front Entrance Door, Kitchen, Inner Hallway, Stairs To First Floor Landing, Living Room 3.67 x 3.44 (12'0 x 11'4), Bedroom 1 – 3.88 x 3.40 (12'9 x 11'2), Bedroom 2 – 2.81 x 3.29 (9'3 x 10'9), Shower Room.

### Maisonette Two

Communal Entrance Hall, Private Front Entrance Door, Kitchen, Inner Hallway, Stairs To First Floor Landing, Living Room 3.09 x 5.13 (10'1 x 16'10), Bedroom 1 – 3.71 x 4.38 (12'2 x 14'5), Bedroom 2 – 3.73 x 3.15 (12'3 x 10'4), Bedroom 3 – 3.40 x 2.99 (11'2 x 9'10), Bedroom 4 – 3.03 x 3.36 (9'11 x 11'0), Bathroom.

### Agents Note

13A and 13B Amwell End are currently rented via Houghton's Residential, Ware and generate £1125 and £1050, respectively. The doctor's surgery and consultancy rooms are now vacant, however, were providing a rent income of £2,500 PCM. 13A and 15 have gas, electric and water/sewage 13B Electric and water/sewage but there is an empty meter cupboard with gas pipework in but no meter. We believe the two-storey addition to the rear was added in the 1970's. We also understand the front of the property, although not listed, is protected from demolition. The development does sit within Ware's conservation area.





### ALLOCATED PARKING

#### 3 Parking Spaces

There is a joint access via an archway to the rear of the property where there is a small yard and parking for 3 cars , this access is also used by the drill hall next door.





## Elliot Heath Estate Agents

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