



Elliot Heath
ESTATE AGENTS

19 Sommers Court Crane Mead, Ware

Guide Price **£305,000**

19 Sommers Court Crane Mead

Ware, Ware

First-floor 2-bed apartment with private balcony overlooking River Lea & communal gardens. En-suite, fitted kitchen, allocated parking. Close to Ware station & High St. No chain. Council Tax band: D

Tenure: Leasehold

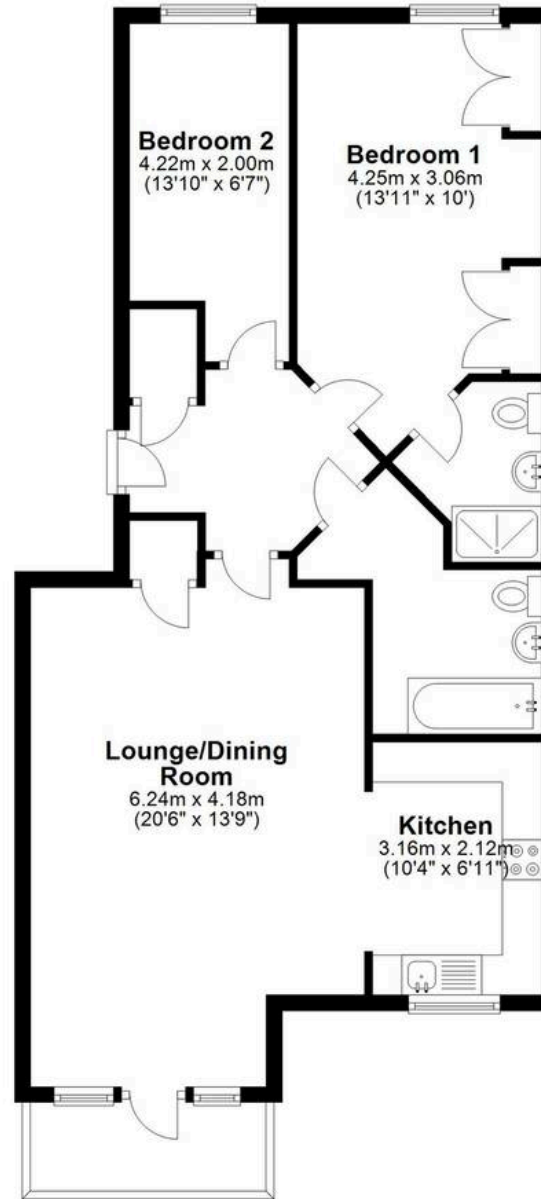
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A



First Floor

Approx. 75.9 sq. metres (816.7 sq. feet)



Total area: approx. 75.9 sq. metres (816.7 sq. feet)

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 door with entry phone system to:

Communal Entrance Hall

With stairs rising to the first floor, private front entrance door to:

Entrance Hall

With built in storage cupboard, two electric storage heaters, wood effect flooring and doors to:

Lounge/Dining Room

20' 6" x 13' 9" (6.24m x 4.18m)

With double glazed doors and windows to balcony offering views over communal gardens and the River Lea, entry phone receiver, two electric storage heaters, built in storage cupboard, wood effect flooring, open to:

Kitchen

10' 4" x 6' 11" (3.16m x 2.12m)

With double glazed window overlooking communal gardens. Fitted with a range of wall and base storage units with work surfaces over incorporating a single stainless steel sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled flooring.

Bedroom One

13' 11" x 10' 0" (4.25m x 3.06m)

With double glazed full height window, two fitted double wardrobe cupboards, electric wall heater, door to;



En Suite Shower Room

Fitted with a suite comprising tiled shower cubicle, low level w.c., pedestal wash hand basin, spotlights to ceiling, shaver point, extractor fan, wall heater, tiled splash back areas, wood effect flooring.

Bedroom Two

13' 10" x 6' 7" (4.22m x 2.00m)

With double glazed window, electric wall heater.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c, tiled splash back areas, extractor fan, spotlights to ceiling, electric wall heater, shaver point, wood effect flooring.





BALCONY

Private balcony overlooking the communal gardens and River Lea.

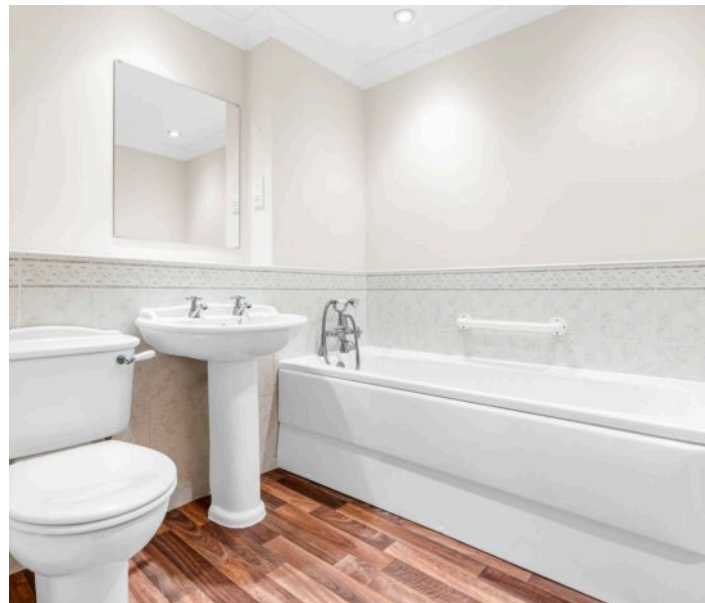
COMMUNAL GARDEN

Attractively landscaped communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space together with visitors parking.





Elliot Heath Estate Agents

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