



Elliot Heath
ESTATE AGENTS

5 Coopers Court, Crane Mead
In Excess of **£345,000**

5 Coopers Court

Crane Mead, Ware

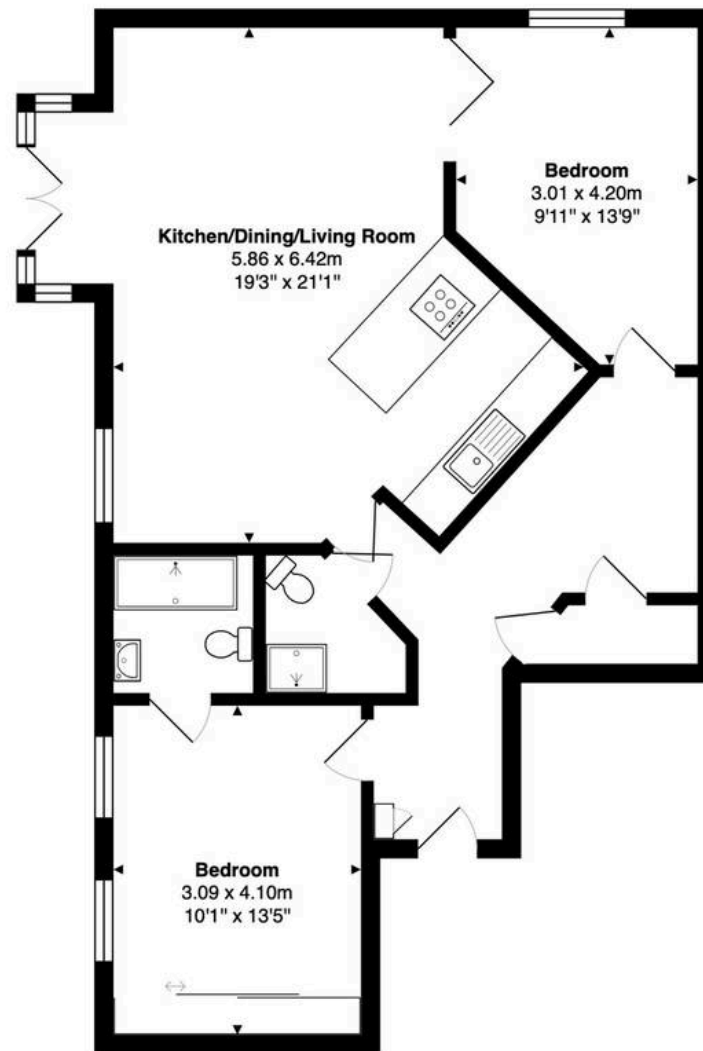
Stunning 2-bed 'Metro' style top floor apartment in riverside development near Ware's High Street & train station. Upgraded with luxury features, office area, bi-fold doors, and exceptional storage. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Second Floor

Total Area: 77.9 m² ... 839 ft²

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 upper floors, private front entrance door to:

Entrance Hall

Generous entrance hall with office/study area, large built in storage cupboard housing the large capacity Gledhill PULSA Coil Thermal Store water system, Advanced Dimplex Quantum storage heater, wood flooring, loft access, doors to:

Kitchen/Dining/Living Room

19' 3" x 21' 1" (5.86m x 6.42m)

Living/Dining Room

With double glazed windows and double doors to the Juliet balcony with secondary glazing to the windows overlooking the communal gardens and River Lea, wood effect flooring, two Advanced Dimplex Quantum storage heaters, bi fold doors to bedroom two and open to:

Refitted Kitchen

Refitted with a range of wall and base storage units with Corrian style work surfaces over incorporating a sink and drainer unit, built in Bosch oven with bosh hob and AEG island unit extractor, fully integrated appliances to include fridge, freezer, dishwasher, and washing machine, attractive tiled splash back areas, wood effect flooring.

Bedroom One

10' 2" x 13' 5" (3.09m x 4.10m)

With two double glazed windows with secondary glazing, Dimplex electric heater with remote function, fitted wardrobe cupboards with sliding doors, door to:



Refitted En Suite Shower Room

Refitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, dual flush wc, chrome heated towel rail, fully tiled.

Bedroom Two

9' 11" x 13' 9" (3.01m x 4.20m)

With double glazed window with secondary glazing, Dimplex Quantum heater, bi fold door to the living/dining room.

Refitted Shower Room

Fitted with a suite comprising shower cubicle with Eco electric shower, vanity unit with inset wash hand basin, dual flush wc, chrome heated towel rail, fully tiled.





COMMUNAL GARDEN

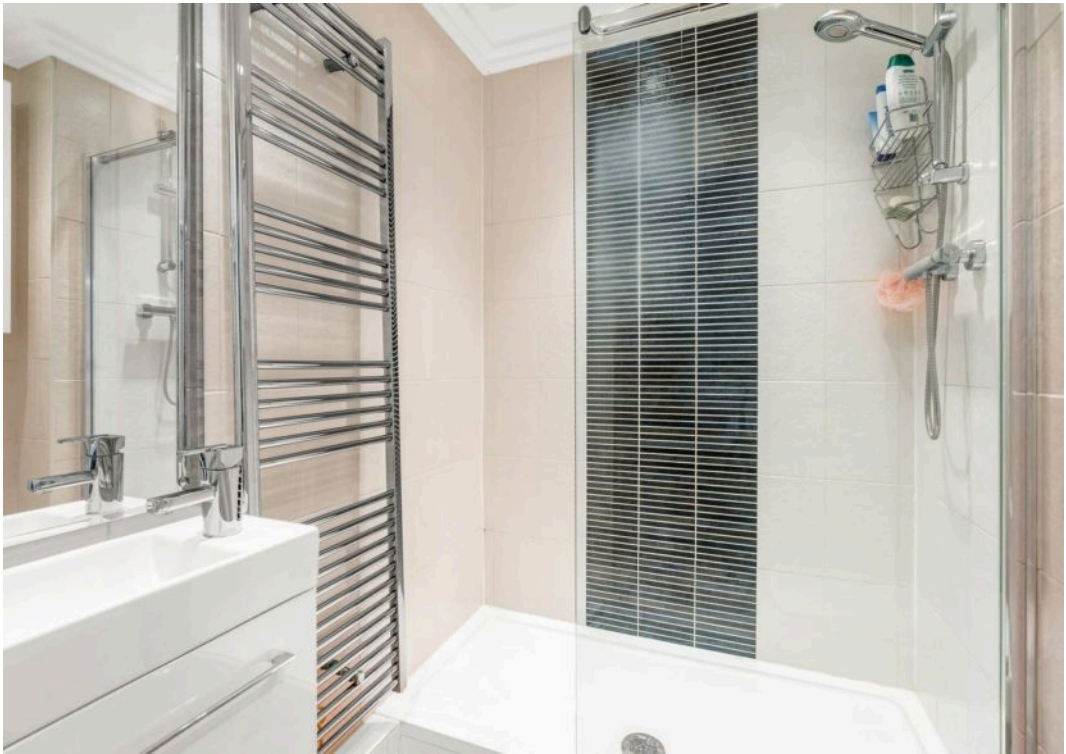
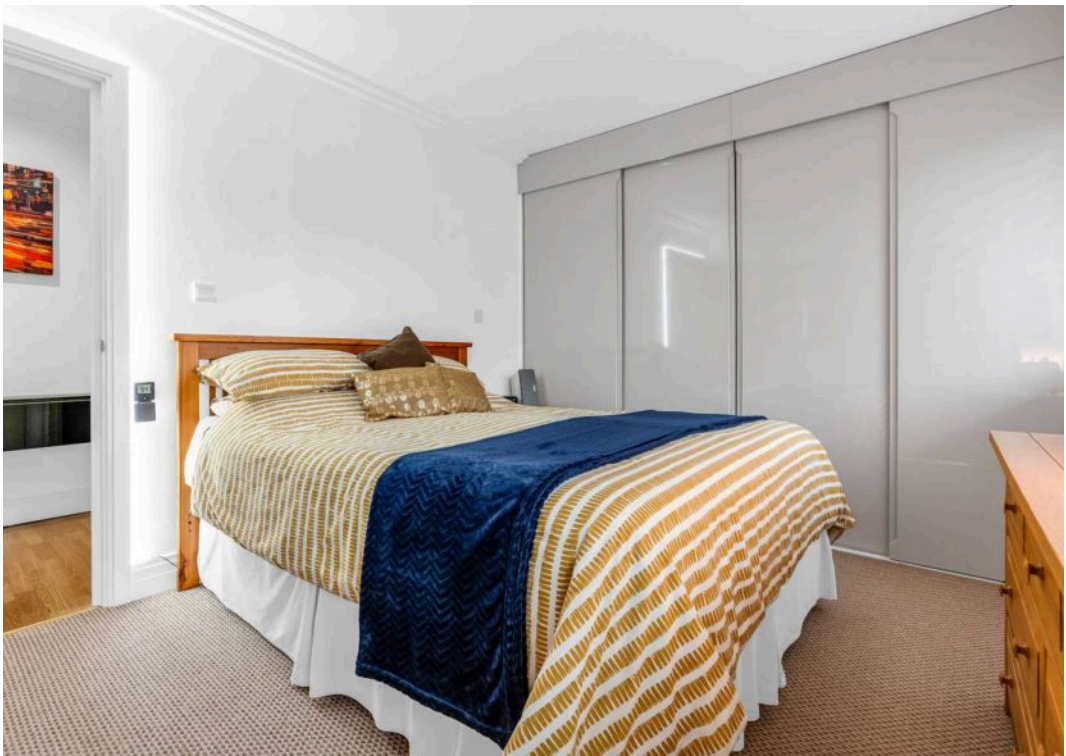
Attractively landscaped communal gardens with direct access onto the River Lea towpath.

ALLOCATED PARKING

1 Parking Space

Allocated parking space together with visitors parking.







Elliot Heath Estate Agents

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