

Taylor Phelps are pleased to offer this superb, high spec, two bedroom apartment in Ware featuring two private balconies and close to the high street and station which serves both Herford East and London Liverpool Street! This larger style apartment further benefits from a modern open plan kitchen and luxury bathroom suite. This modern development further offers a lift to all floors and residents parking.























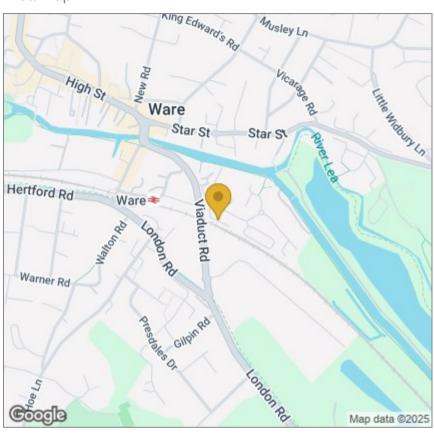




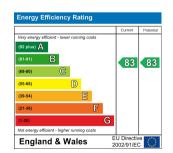
Floor Plan

## CODDINGTON CLOSE 665 sq.ft. (61.8 sq.m.) approx. BEDROOM 17'11" x 13'2" 5.46m x 4.01m BATHROOM BEDROOM 14'2" x 8'8" 4.31m x 2.64m STORAGE BALCONY 6'5" x 6'3" 1.96m x 1.91m LOUNGE/DINER 17'6" x 12'6" 5.33m x 3.81m KITCHEN TOTAL FLOOR AREA: 665 sq.ft. (61.8 sq.m.) approx. ry attempt has been made to ensure the accuracy of the floorplan contained here, measurement windows, rooms and any other items are approximate and no responsibility is taken for any error or mis-stakement. This plan is for illustrative purposes only and should be used as such by any p purchaser. The services, systems and appliances shown have not been teisted and no guarante

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







