



**Elliot Heath**  
ESTATE AGENTS

**17 Maltings Court Hoe Lane, Ware**  
Guide Price **£318,500**

# 17 Maltings Court Hoe Lane

Ware

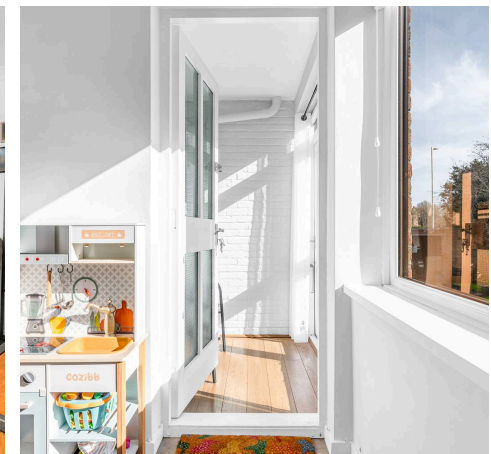
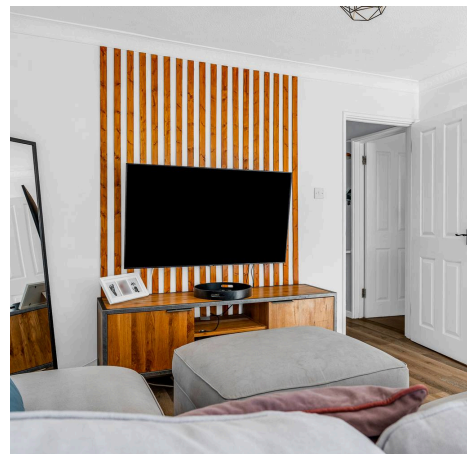
A large beautifully presented 2 double bedroom ground floor apartment on Ware's sought-after south side. Benefits include a garage, parking, private terrace, & easy access to the town centre & station

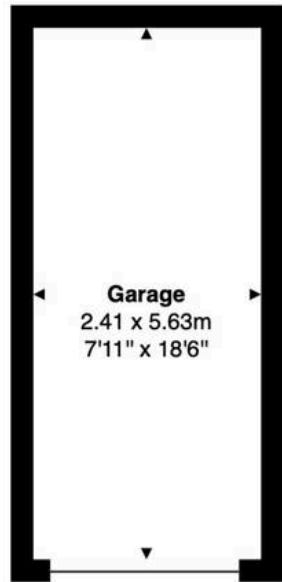
Council Tax band: B

Tenure: Leasehold

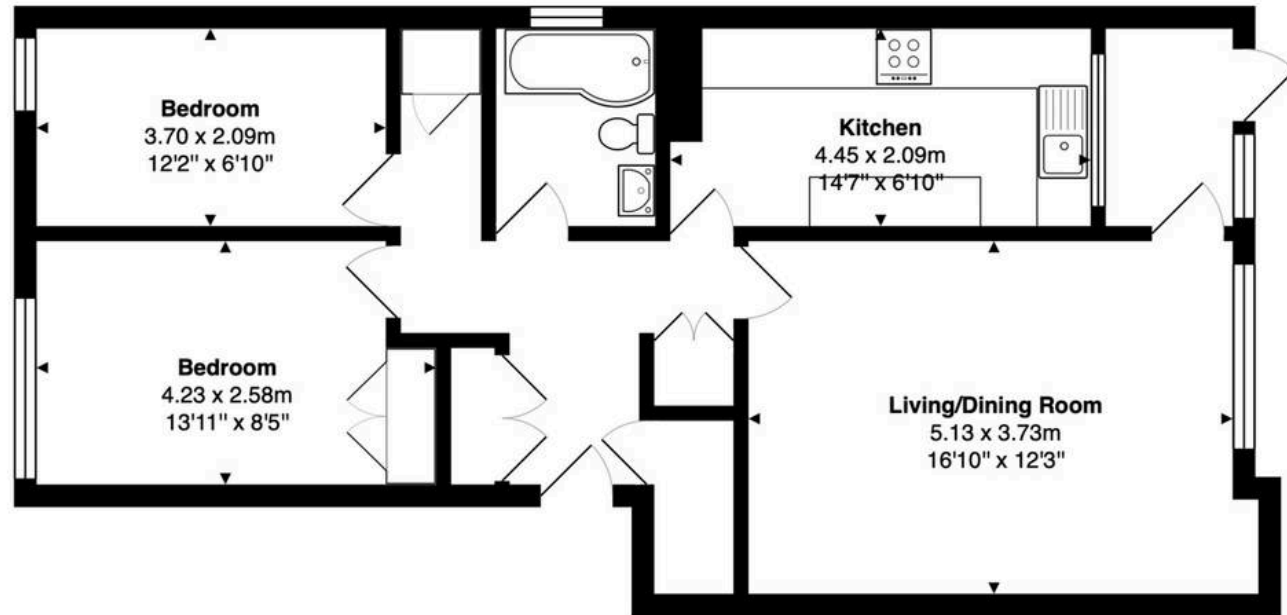
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





**Outbuilding**  
Area: 13.6 m<sup>2</sup> ... 146 ft<sup>2</sup>



**Ground Floor**  
Area: 68.5 m<sup>2</sup> ... 737 ft<sup>2</sup>

Total Area: 82.1 m<sup>2</sup> ... 883 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)

### Entrance Hall

With two large storage cupboards, radiator, airing cupboard, Karndean flooring, doors to:

### Living/Dining Room

16' 10" x 12' 3" (5.13m x 3.73m)

With window to rear aspect, radiator, Karndean flooring, door to:

### Enclosed Terrace

Enclosed terrace with window and door overlooking the communal gardens, Karndean flooring.

### Kitchen

14' 7" x 6' 10" (4.45m x 2.09m)

With window overlooking the enclosed terrace. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated fridge/freezer, dishwasher, oven and hob with extractor hood over, space and plumbing for washing machine, breakfast bar, tiled splash back areas, tiled flooring, radiator.

### Bedroom One

13' 11" x 8' 6" (4.23m x 2.58m)

With window to front aspect, radiator, built-in wardrobe cupboard, Karndean flooring, panelling to one wall.

### Bedroom Two

12' 2" x 6' 10" (3.70m x 2.09m)

With window to front aspect, radiator, Karndean flooring.

### Bathroom

With obscured window to side aspect. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail.





### **COMMUNAL GARDEN**

Established communal gardens laid to lawn, with private terrace.

### **ON STREET**

1 Parking Space

Residents and visitors parking.

### **GARAGE EN BLOC**

1 Parking Space

Garage arranged en bloc.





## Elliot Heath Estate Agents

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