Elliot Heath
ESTATE AGENTS

13 The Carriages Station Road, Ware

Guide Price **£350,000**

13 The Carriages Station Road

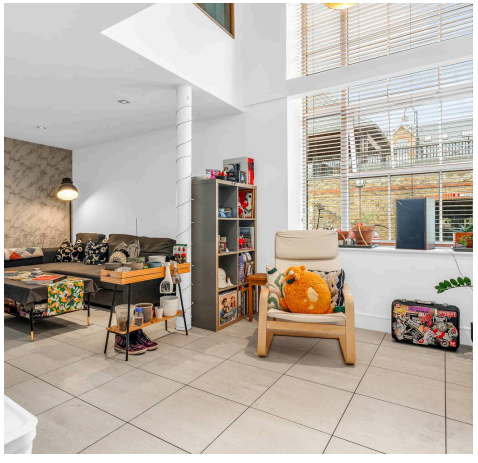
Ware

A stunning 2 double bedroom duplex apartment in a landmark Grade II listed conversion, moments from Ware station. Benefits include two bath/shower rooms, parking, a 900+ year lease, & no onward chain.
Council Tax band: D

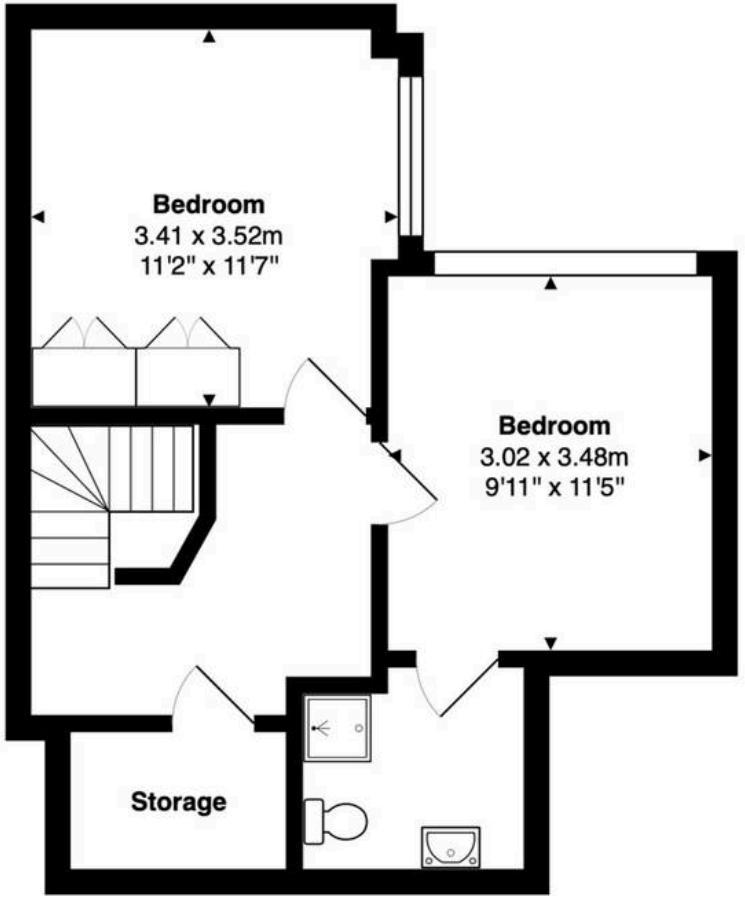
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Ground Floor
Area: 41.0 m² ... 441 ft²



First Floor
Area: 38.6 m² ... 416 ft²

Total Area: 79.6 m² ... 857 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

Communal Entrance Hall
Stunning communal entrance with spiral staircase, large skylights, exposed brickwork and high quality gloss porcelain tiled flooring, security entry phone system. Private front entrance door to:

Entrance Hall
With tiled flooring, secure entry phone system, stairs rising to first floor landing and doors to:

Bathroom
Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail, door to large built in storage cupboard.

Kitchen/Dining/Living Room
20' 7" x 18' 2" (6.27m x 5.54m)

Dining/Living Room
Double height room with feature large arched double glazed window, tiled flooring, underfloor heating, open to:

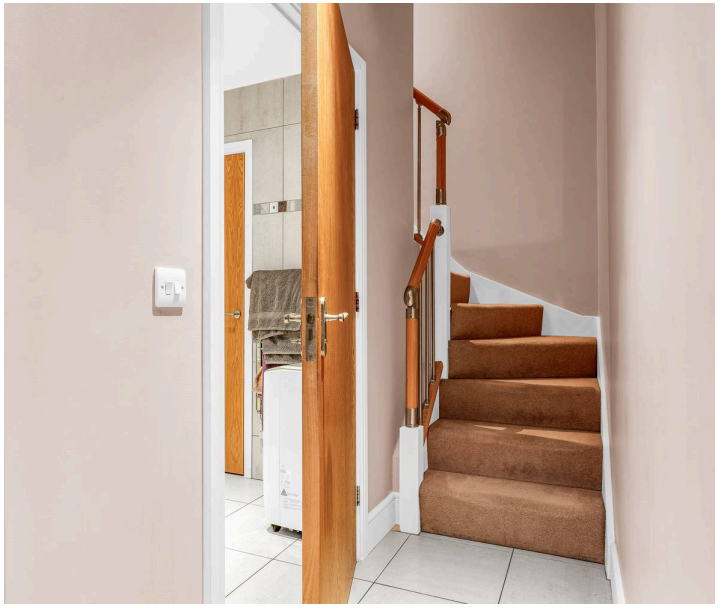
Kitchen
Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled flooring, underfloor heating.

First Floor Landing
With large storage cupboard and doors to:

Bedroom One
11' 2" x 11' 7" (3.41m x 3.52m)
With window over looking the living/dining room, fitted wardrobe cupboards.

Bedroom Two
9' 11" x 11' 5" (3.02m x 3.48m)
With double glazed window and glazed balustrade overlooking the living/dining room, door to:

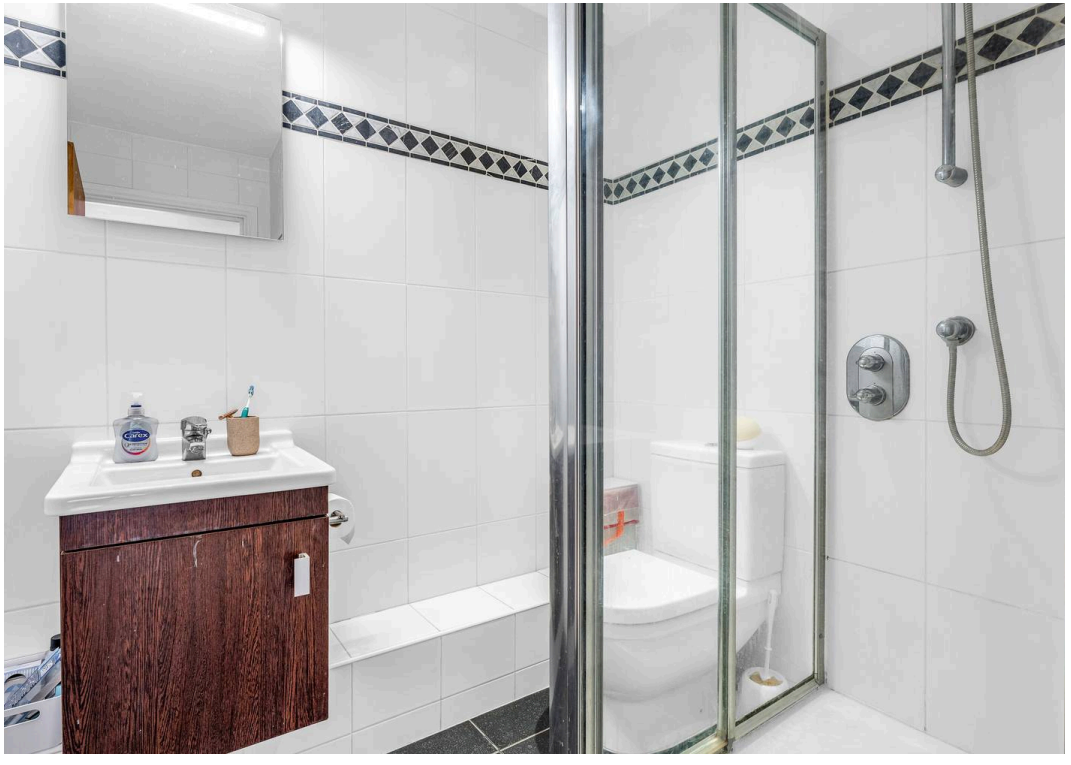
En Suite Shower Room
Fitted with a suite comprising shower cubicle, dual flush wc, vanity unit with inset wash hand basin, fully tiled, heated towel rail.

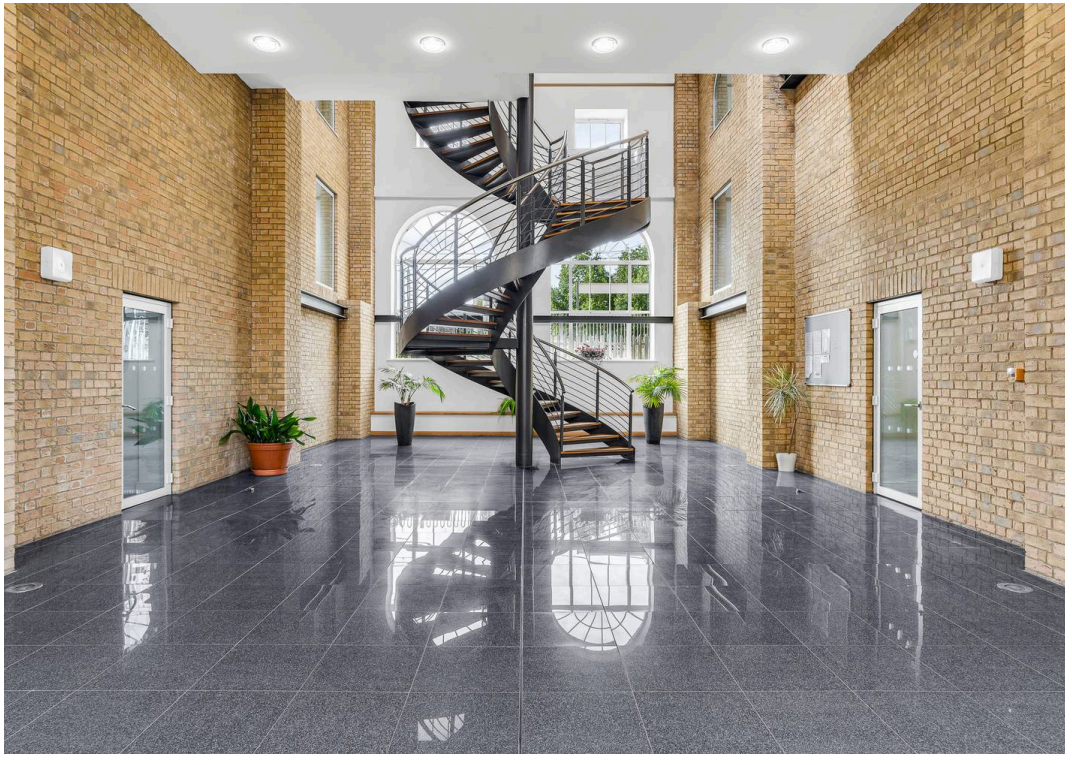


ALLOCATED PARKING

1 Parking Space

Allocated parking space.





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