



Elliot Heath
ESTATE AGENTS

16 Thunder Court, Ware
In Excess of **£325,000**

16 Thunder Court

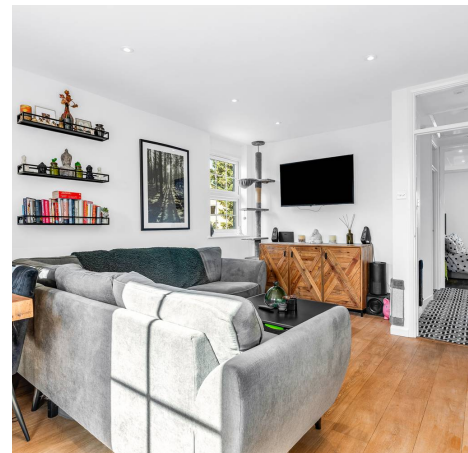
Ware

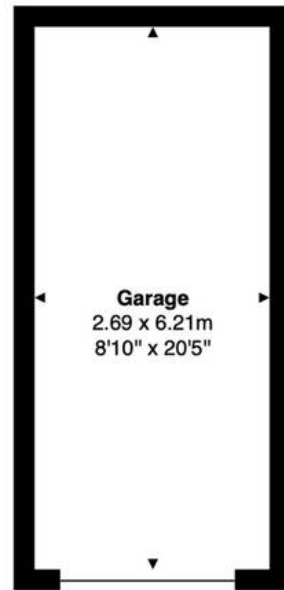
Spacious 1st-floor, 2-bed maisonette, share of freehold, balcony, garage, 3 car permits, stylish interiors, set in the grounds of a former Grade II Listed manor house close to town centre & station.
Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

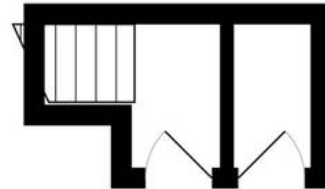
EPC Environmental Impact Rating: E



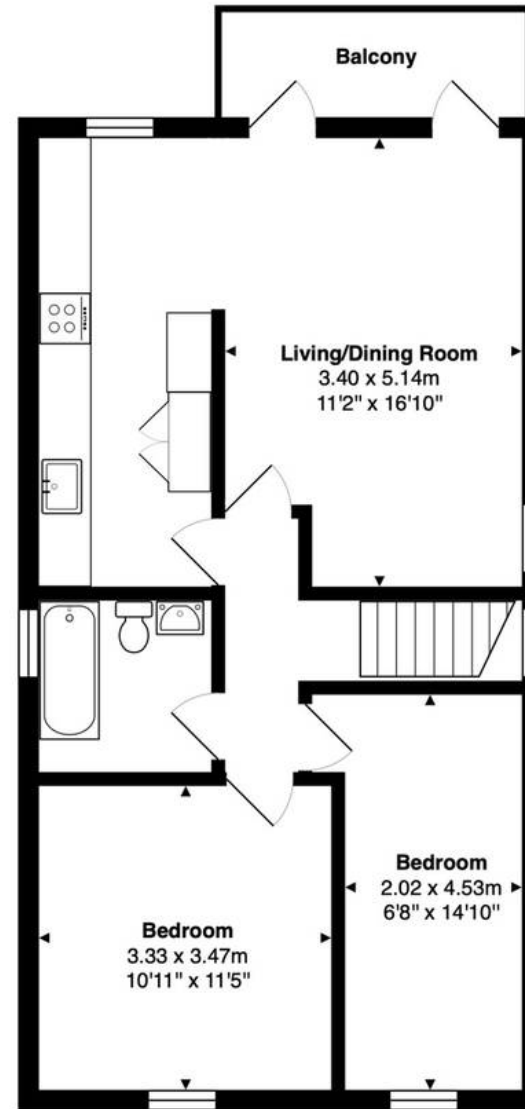


Garage
2.69 x 6.21m
8'10" x 20'5"

Outbuilding
Area: 16.7 m² ... 180 ft²



Ground Floor
Area: 4.3 m² ... 46 ft²



First Floor
Area: 60.3 m² ... 649 ft²

Total Area: 81.3 m² ... 875 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

Private front entrance door to:

Entrance Lobby

With stairs rising to:

Entrance Hall

With double glazed sash style window to front aspect, doors to:

Living/Dining Room

11' 2" x 16' 10" (3.40m x 5.14m)

Dual aspect with double glazed sash style window to front aspect and two double glazed doors opening onto the private balcony, radiator, wood flooring, open to:

Refitted Kitchen

With double glazed sash style window to side aspect. Fitted with a range of wall and base storage units with work surface's over incorporating a Butler style sink unit, integrated appliances, space and plumbing for washing machine, tiled flooring.

Bedroom One

10' 11" x 11' 5" (3.33m x 3.47m)

With double glazed sash style window to side aspect, radiator, Amtico flooring.

Bedroom Two

6' 8" x 14' 10" (2.02m x 4.53m)

With double glazed sash style window to side aspect, radiator, Amtico flooring.

Bathroom

With double glazed sash style window with obscure glass to rear aspect. Fitted with a suite comprising tiled enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin with cupboard enclosure below, fully tiled, chrome heated towel rail.





BALCONY

Private balcony accessed via the living/dining room with lovely views over the communal gardens.

COMMUNAL GARDEN

Attractively landscaped communal gardens and access to the useful external store.

PERMIT

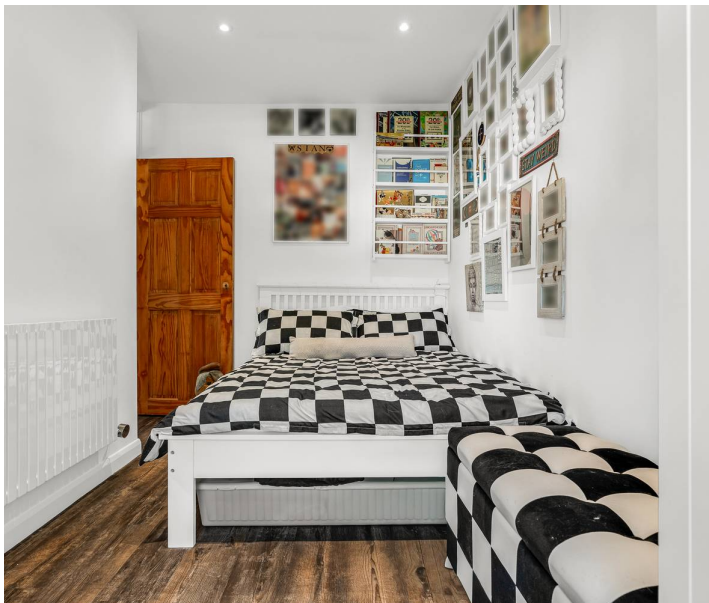
3 Parking Spaces

Parking permits for three vehicles.

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc.







Elliot Heath Estate Agents

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