Elliot Heath
ESTATE AGENTS

108 Trapstyle Road, Ware

Fixed Price **£225,000**

108 Trapstyle Road

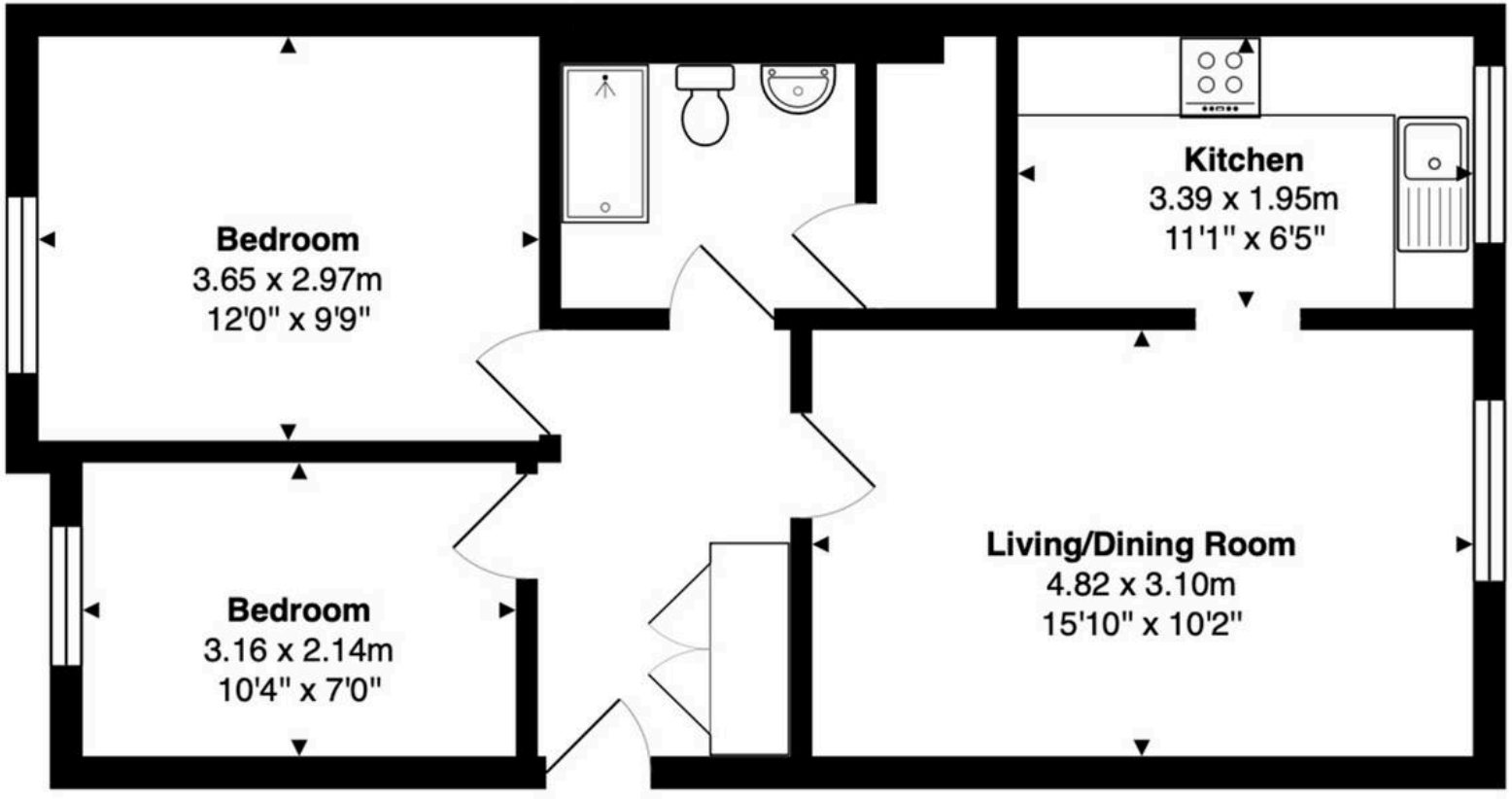
Ware

Elliot Heath presents this spacious, well-presented 2-bedroom ground floor apartment in a popular development, close to the River Lea, Ware High Street and mainline station to London Liverpool Street.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: B



Ground Floor

Area: 53.5 m² ... 576 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
With private front entrance door to:

Entrance Hall
With deep built in storage cupboard, electric wall heater, high quality tiled flooring, doors to:

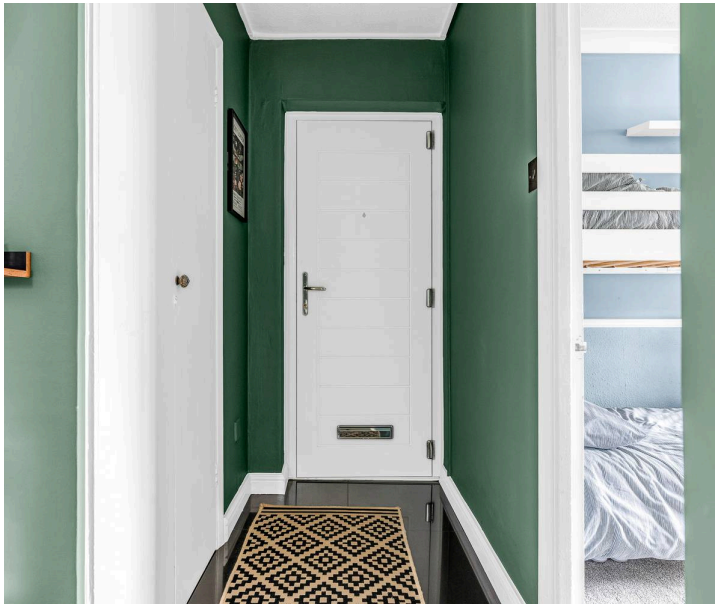
Living/Dining Room
15' 10" x 10' 2" (4.82m x 3.10m)
With full height Upvc double glazed window to front aspect, electric wall heater, wood effect flooring, open to:

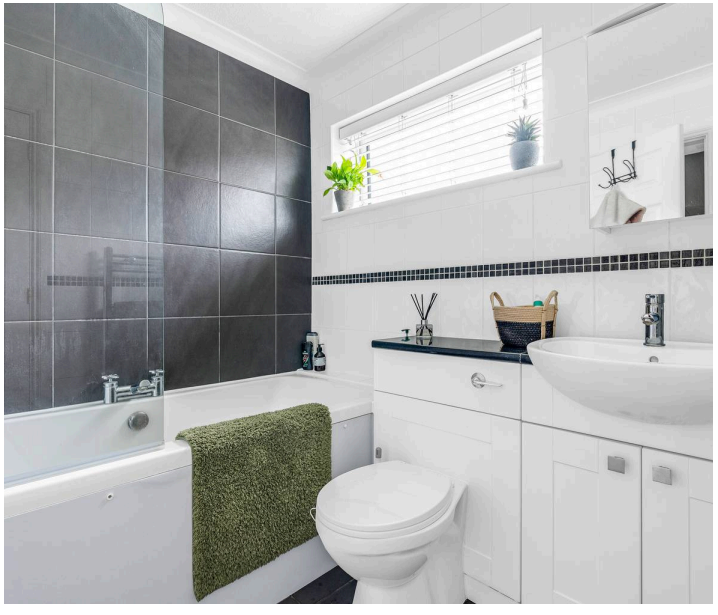
Kitchen
11' 1" x 6' 5" (3.39m x 1.95m)
With Upvc double glazed window to front aspect. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, appliance space, integrated dishwasher, tiled splash back areas, tiled flooring.

Bedroom One
12' 0" x 9' 9" (3.65m x 2.97m)
With Upvc double glazed window to rear aspect, electric wall heater.

Bedroom Two
10' 4" x 7' 0" (3.16m x 2.14m)
With Upvc double glazed window rear aspect, electric wall heater.

Bathroom
With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash, walk in airing cupboard, chrome heated towel rail, tiled splash back areas, tiled flooring.





COMMUNAL GARDEN

Attractive communal gardens and outside storage cupboard housing meters.

ALLOCATED PARKING

1 Parking Space

Allocated parking space plus ample other parking

Elliot Heath Estate Agents

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