

Elliot Heath
ESTATE AGENTS

7 Rosebery House Gladstone Road, Ware

Offers Over **£300,000**

7 Rosebery House Gladstone Road

Ware

Superb 2 -double bedroom apartment with private balcony, allocated parking and long lease. Bright open plan kitchen/living, luxury fitted bathroom. Ideally located close to Ware town centre & station.
Council Tax band: D

Tenure: Leasehold

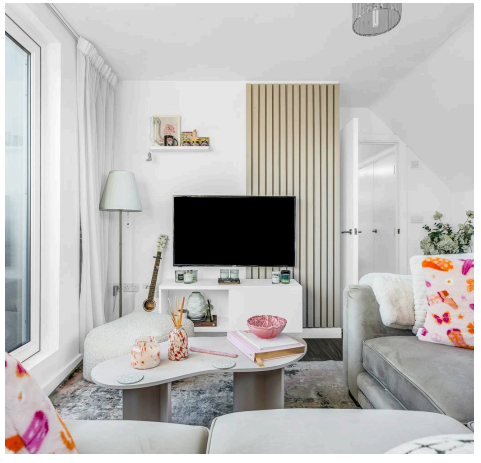
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

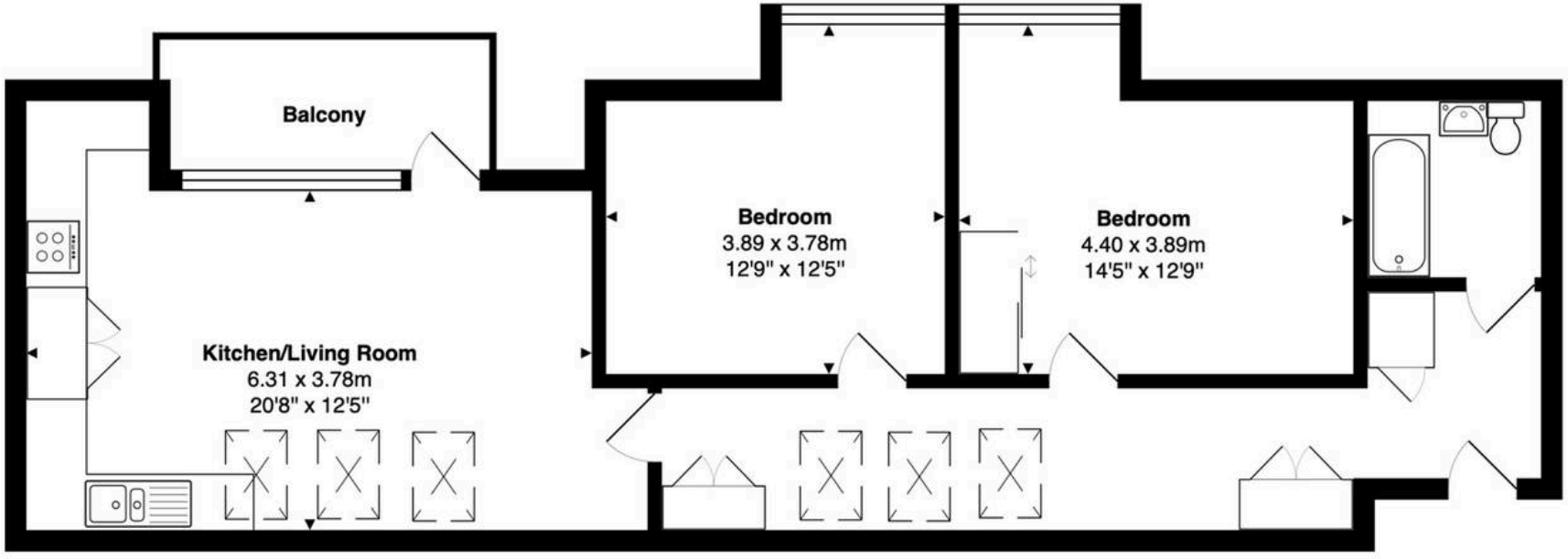
- Generous 2 Bed
- Private Balcony
- Town Centre Location











Second Floor
Area: 77.7 m² ... 836 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 stairs rising to all floors and private front entrance door to:

Entrance Hall
With three double glazed skylight windows, secure entry phone system, radiator, wood effect flooring, three built in storage cupboards, doors to:

Kitchen/Living Room
20' 8" x 12' 5" (6.31m x 3.78m)

Living Room
With double glazed window and door to the private balcony together with three double glazed skylight windows, radiator, wood effect flooring, 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, wood effect flooring.

Bedroom One
14' 5" x 12' 9" (4.40m x 3.89m)
With double glazed window, radiator, built in wardrobe cupboards with sliding doors.

Bedroom Two
12' 9" x 12' 5" (3.89m x 3.78m)
With double glazed window, radiator.

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













BALCONY

Private balcony access via the kitchen/living room.

COMMUNAL GARDEN

Attractive communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.











Elliot Heath Estate Agents

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