



Elliot Heath
ESTATE AGENTS

61 Millacres, Station Road
Guide Price **£380,000**

61 Millacres

Station Road, Ware

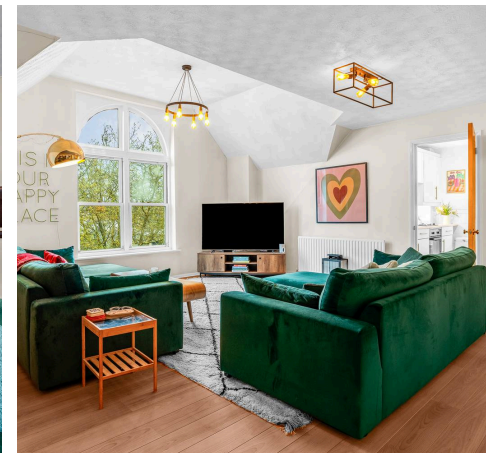
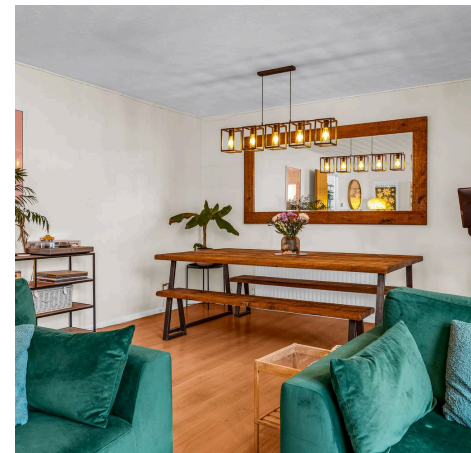
Elliot Heath presents a spacious 2-bed penthouse in a private gated Ware development. Features include vaulted ceilings, arched windows, parking, & a prime location near the station and High Street.

Council Tax band: D

Tenure: Leasehold

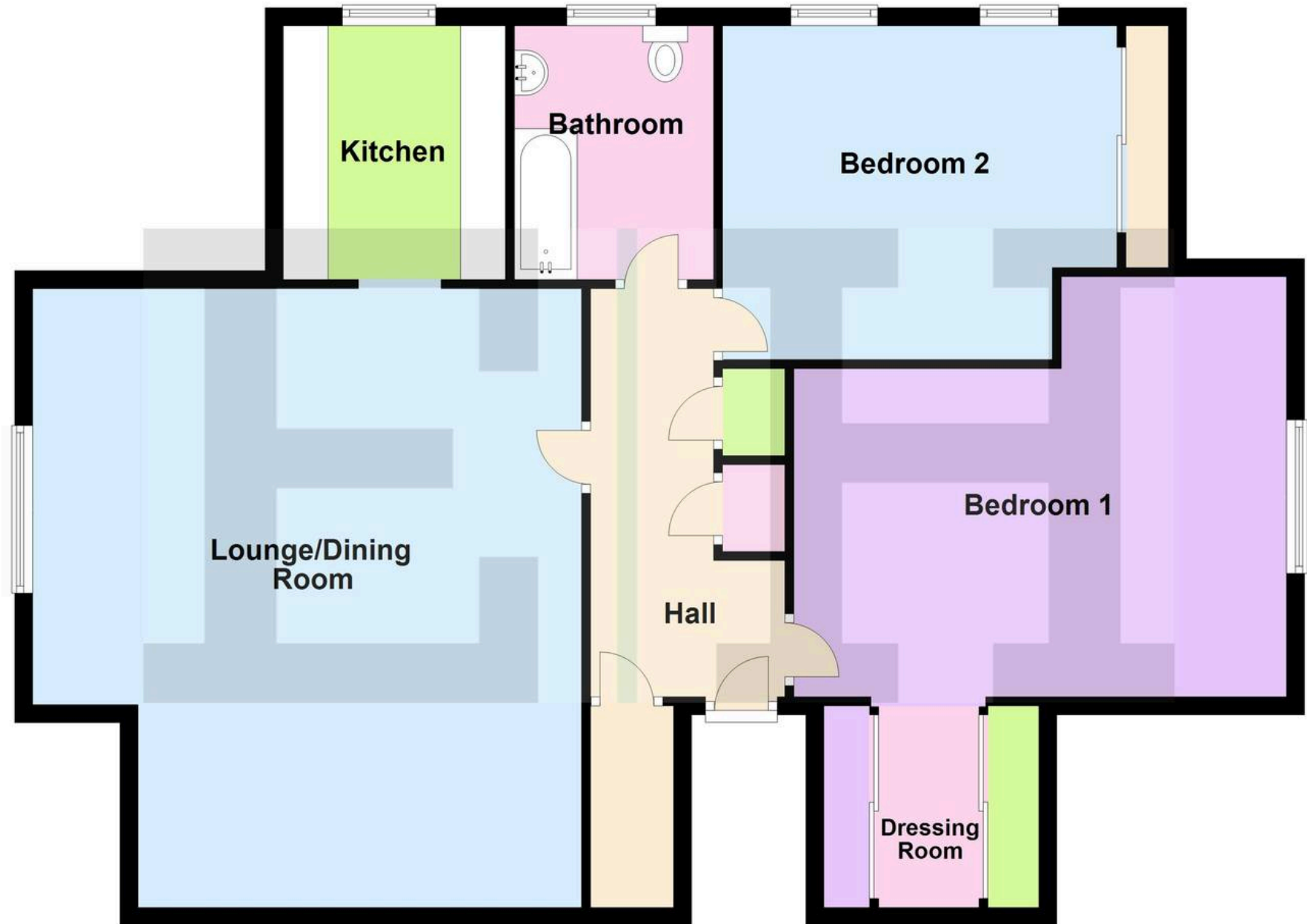
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Top Floor

Approx. 112.1 sq. metres (1207.0 sq. feet)



Total area: approx. 112.1 sq. metres (1207.0 sq. feet)

Communal Entrance Hall

With stairs rising to all floors, secure entry phone system and private front entrance door to:

Entrance Hall

With secure entry phone system, radiator, wood flooring, storage cupboard, airing cupboard housing Megaflo water tank, further generous walk in storage cupboard, loft access, doors to:

Lounge/Dining Room

22' 8" x 20' 1" (6.90m x 6.12m)

With large arched sash style window overlooking the River Lea, two radiators, wood flooring and door giving access to:

Kitchen

8' 2" x 9' 1" (2.49m x 2.77m)

With sash style window to side aspect. Fitted with a range of wall and base storage units with wood effect work surfaces over incorporating a sink and drainer unit, space and plumbing for automatic washing machine, space and point for fridge/freezer, integrated oven with four ring hob and extractor over, cupboard housing a wall mounted boiler, radiator, tiled splash back areas, wood effect flooring.

Bedroom One

18' 0" x 15' 5" (5.48m x 4.70m)

With large arched sash style window to rear aspect, radiator, open to:

Dressing Area

With two double mirror fronted wardrobe cupboards, radiator.

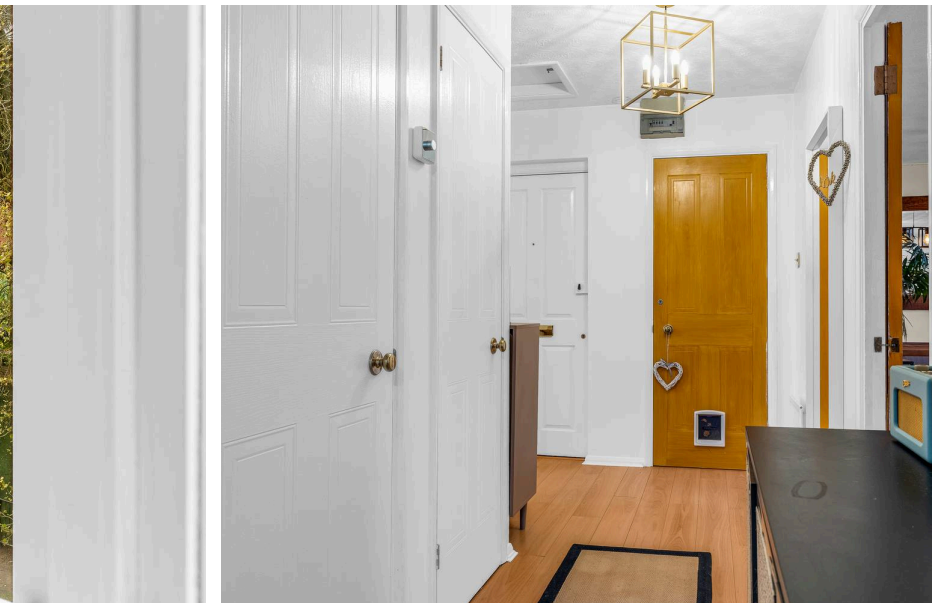
Bedroom Two

16' 0" x 12' 1" (4.87m x 3.68m)

With two sash style windows to side aspect, radiator, mirror fronted double wardrobe cupboard.

Bathroom

With sash style window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed with shower over and glass shower screen, wash hand basin with vanity unit below, low flush wc, tiled walls, wood effect flooring, radiator.





COMMUNAL GARDEN

Attractively landscaped communal gardens.

SECURE GATED

1 Parking Space

The property benefits from an allocated parking space together with ample visitors spaces. EV Charging point.







Elliot Heath Estate Agents

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