



Elliot Heath
ESTATE AGENTS

68b High Street, WARE
Guide Price £205,000

68b High Street

WARE, Ware

Elliot Heath present this spacious one-bed split-level apartment in Ware town centre, close to the station. Period features, modern finish, gas heating, beams and fireplace.

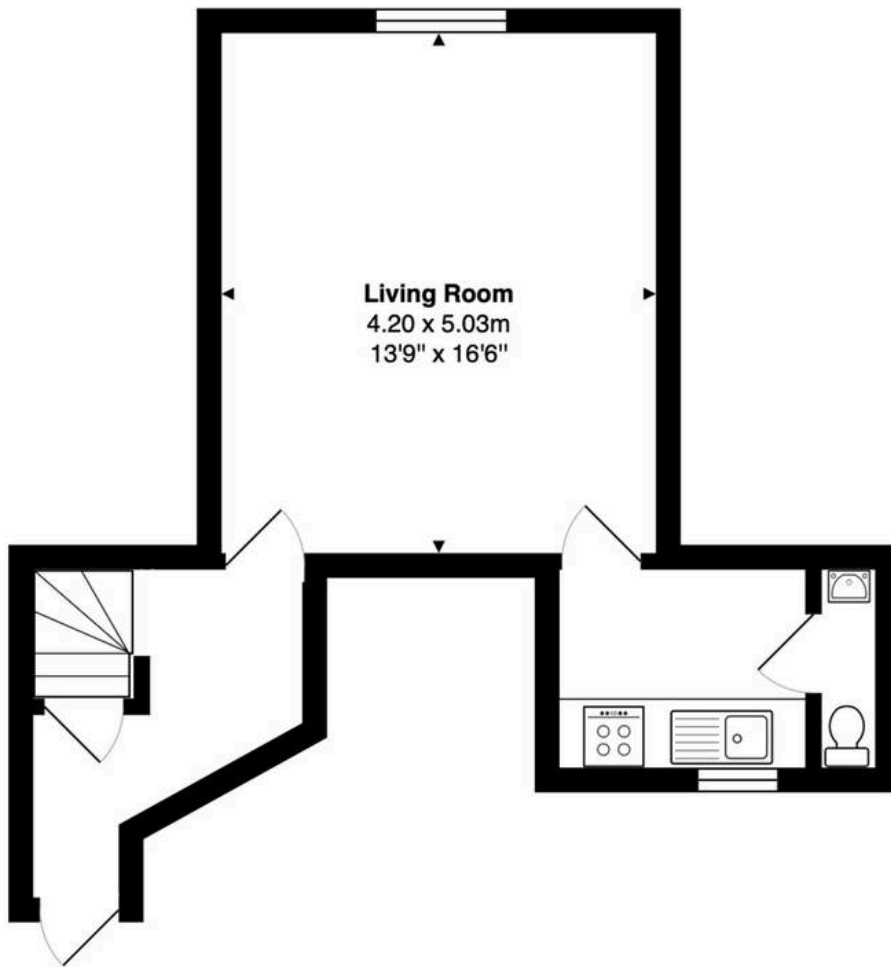
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F





First Floor
Area: 33.3 m² ... 359 ft²



Second Floor
Area: 23.1 m² ... 248 ft²

Total Area: 56.4 m² ... 607 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

Communal entrance door giving access to:

Entrance Hall

Stairs rising to first floor, exposed beams, door to:

Living Room

13' 9" x 16' 6" (4.20m x 5.03m)

With sash window to front aspect, ornate feature fireplace with complimentary surround, radiator, real wood floor, exposed beams, door to:

Kitchen

With window to rear aspect. Fitted with a range of wall and base storage units with granite work surfaces over incorporating a sink and drainer unit, inset stainless steel gas hob with oven below and extractor over, appliance space, tiled splash backs, radiator, access to loft space, door to:

Downstairs WC

Fitted with a suite comprising white low level wc and wash hand basin.

First Floor Landing

Exposed beams, separate access to:

Bedroom

15' 8" x 15' 10" (4.77m x 4.82m)

With window to front aspect, radiator, door to :

Refitted Bathroom

Refitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.







Elliot Heath Estate Agents

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