



Elliot Heath
ESTATE AGENTS

45 Bowsher Court, WARE
Guide Price **£290,000**

45 Bowsher Court

WARE, Ware

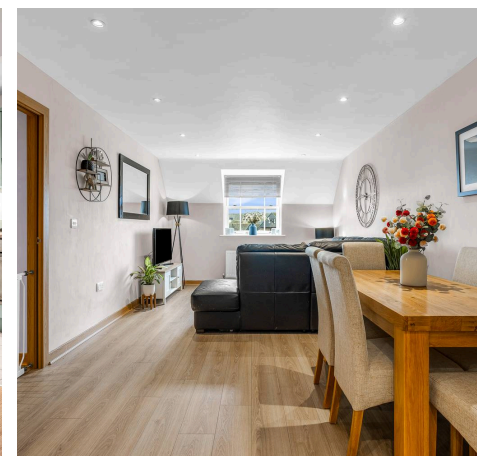
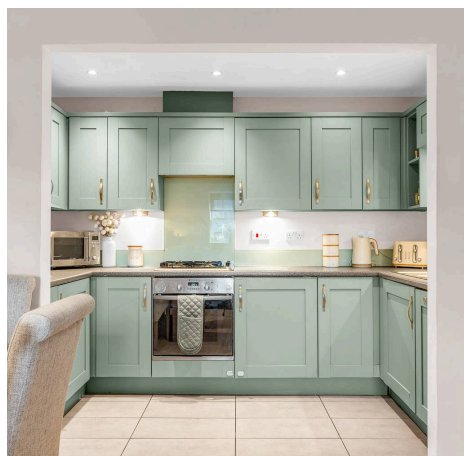
Spacious 2-bed top floor apartment in the heart of Ware, lift access & secure undercover parking. Features a bright living/dining room, integrated kitchen, en-suite to main bedroom & communal garden.

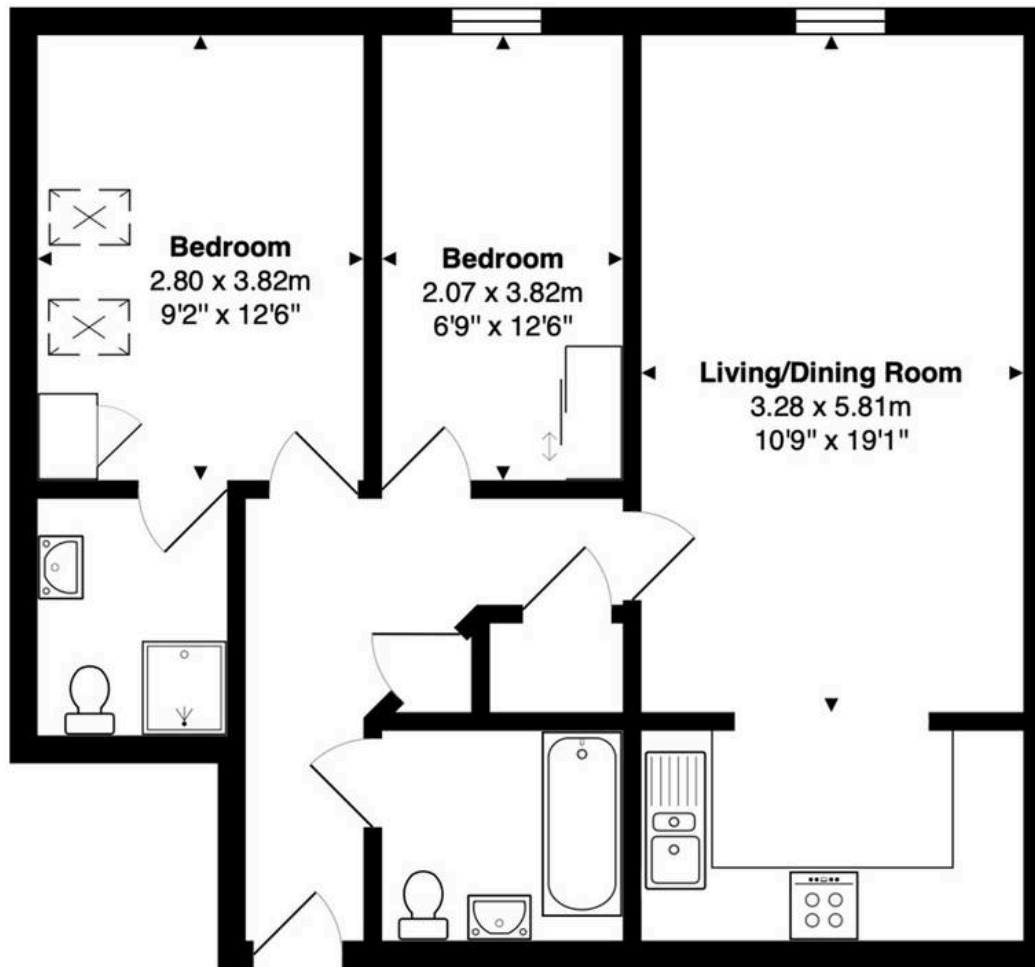
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





Third Floor
Area: 62.7 m² ... 675 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 secure entryphone system, stairs and lifts to all floors and private front entrance door to:

Entrance Hall

With secure entry phone system, solid wood flooring, radiator, cupboard housing consumer unit and utility cupboard housing washing machine. Doors to:

Living/Dining Room

10' 9" x 19' 1" (3.28m x 5.81m)

With double glazed sash window to side aspect with views onto the River Lea, two radiators, solid wood 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, glass splash backs, tiled flooring.

Bedroom One

9' 2" x 12' 6" (2.80m x 3.82m)

A large bright room with two Velux windows, radiator, built-in wardrobe cupboard, door to:

En Suite Shower

Fitted with a suite comprising large shower cubicle, dual flush wc, pedestal wash hand basin, tiled flooring, tiled splash back areas, radiator.

Bedroom Two

6' 9" x 12' 6" (2.07m x 3.82m)

With views of the river lea through the double glazed sash window, fitted wardrobe cupboards, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath, dual flush wc, pedestal wash hand basin, radiator, tiled flooring, tiled splash back areas, radiator.





COMMUNAL GARDEN

Large communal courtyard garden.

SECURE GATED

1 Parking Space

Secure gated under cover allocated parking space.







Elliot Heath Estate Agents

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