



**Elliot Heath**  
ESTATE AGENTS

**7 Omega Maltings, Star Street**  
Guide Price **£265,000**

# 7 Omega Maltings

Star Street, Ware

Character two-bedroom ground-floor apartment in a sought-after riverside malting's conversion. Gated development with parking, communal gardens, atrium and easy walk to Ware town centre and station.

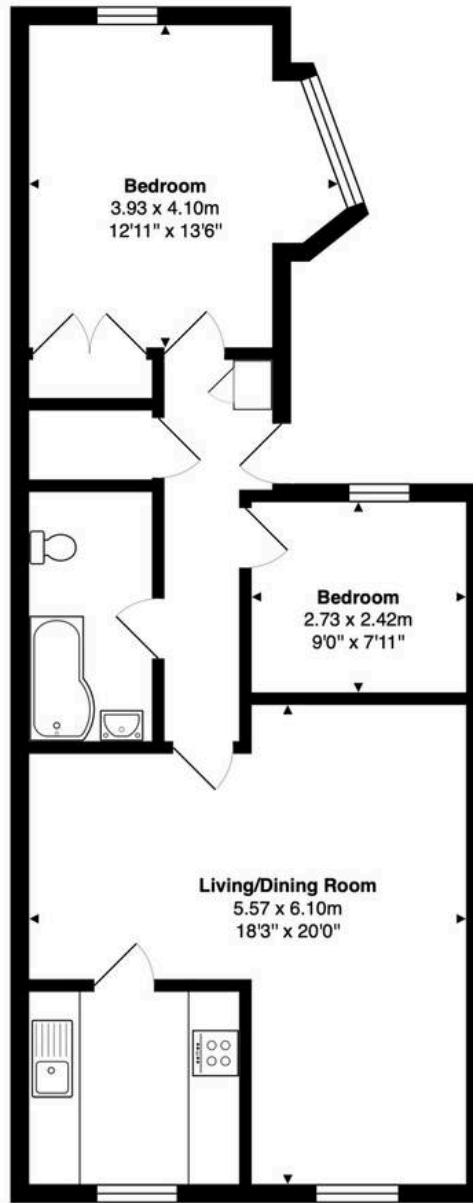
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**

Area: 68.5 m<sup>2</sup> ... 737 ft<sup>2</sup>

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](http://www.matthewkyle.co.uk)

### Accommodation

Secure gated entrance with entry phone system giving access to:

#### Entrance Lobby

Private front entrance door giving access to:

#### Entrance Hall

With built in storage cupboard, radiator, entry phone system, door to:

#### Living/Dining Room

18' 3" x 20' 0" (5.57m x 6.10m)

L-shaped room, with double glazed window to front aspect, two radiators, glazed door with obscure glass to:

#### Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fitted double oven with four ring gas hob over, space and plumbing for washing machine, integrated fridge/freezer, wall mounted combination boiler serving domestic hot water and central heating system, tiled splash back areas, wood effect flooring.

#### Bedroom One

12' 11" x 13' 5" (3.93m x 4.10m)

With walk-in bay window to side aspect over looking the atrium and double glazed window to rear aspect, large fitted wardrobe cupboard, radiator.

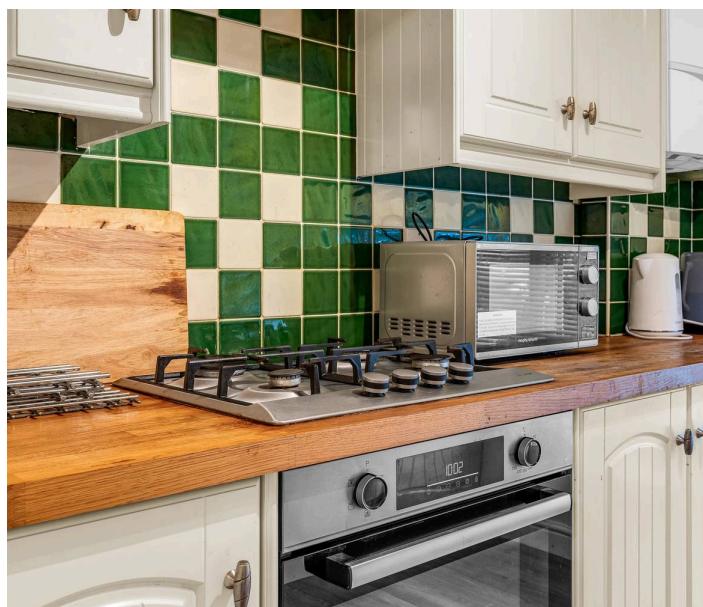
#### Bedroom Two

8' 11" x 7' 11" (2.73m x 2.42m)

With port hole style window to rear aspect over looking the atrium, radiator.

#### Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, chrome heated towel rail, extractor fan.





### **COMMUNAL GARDEN**

Communal atrium and attractive communal garden that fronts on to the River Lea.

### **SECURE GATED**

1 Parking Space

Secure gated allocated parking.







## Elliot Heath Estate Agents

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