



**Elliot Heath**  
ESTATE AGENTS

**12 River Street, Ware**  
Guide Price **£230,000**

# 12 River Street

Ware, Ware

Beautiful 1-bed apartment in Ware town centre with river views. Modern kitchen, white bathroom, allocated parking, and communal gardens. Close to shops, bars, restaurants, and transport links.  
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





**First Floor**

Area: 47.9 m<sup>2</sup> ... 516 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**

Communal entrance hall with stairs rising to first floor and private front entrance door to:

### **Entrance Hall**

With secure entryphone system, radiator, two built in storage cupboards, doors to:

### **Living/Dining Room**

18' 7" x 9' 7" (5.66m x 2.93m)

Dual aspect with double glazed windows to rear and side aspect, radiator, door to:

### **Kitchen**

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, wall mounted boiler, tiled flooring.

### **Bedroom**

11' 11" x 9' 10" (3.64m x 2.99m)

With double glazed window to side aspect, radiator, fitted wardrobe cupboards.

### **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, radiator.





### **COMMUNAL GARDEN**

Attractive communal gardens fronting onto the River Lea.

### **ALLOCATED PARKING**

1 Parking Space

With one allocated parking space together with visitors parking spaces.





## Elliot Heath Estate Agents

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