



Elliot Heath
ESTATE AGENTS

Flat 35, Stewart Place, Ware

Guide Price **£270,000**

Flat 35

Stewart Place, Ware

Modern two-bedroom apartment in central Ware, just moments from the station. Features spacious living, modern kitchen, secure parking, ample storage and attractive communal gardens.

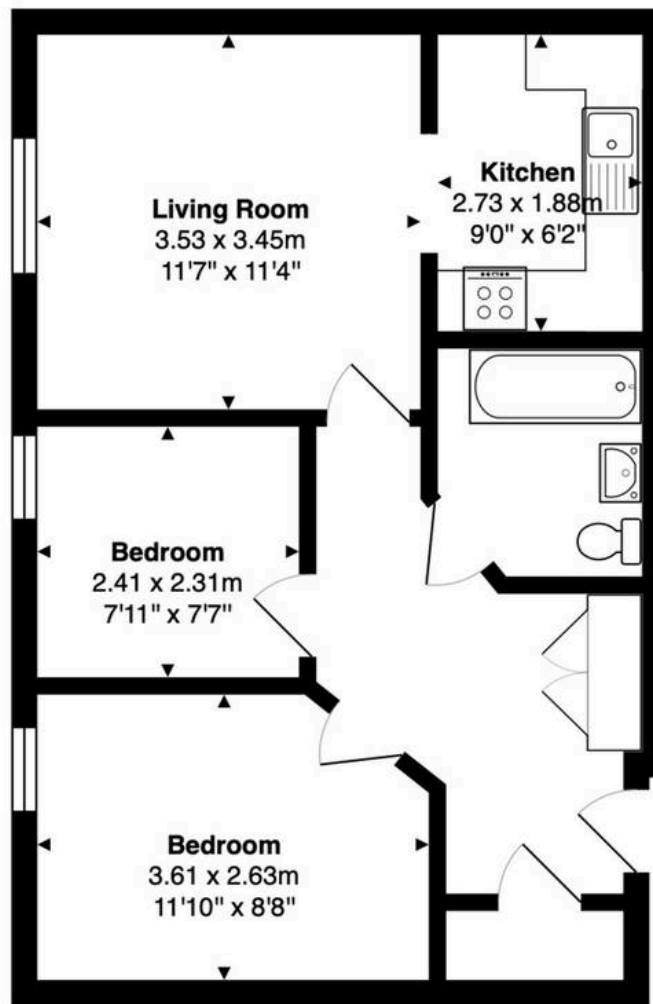
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Area: 48.2 m² ... 519 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:

Communal Entrance Hall

With lift and stairs giving access to all floors and private front entrance door giving access to:

Entrance Hall

With secure entry phone system, electric panel heater, wood flooring, airing cupboard, useful utility cupboard with space and plumbing for automatic washing machine, doors to:

Living Room

11' 7" x 11' 4" (3.53m x 3.45m)

With double glazed window to side aspect, wall mounted electric heater, wood flooring, open to:

Kitchen

8' 11" x 6' 2" (2.73m x 1.88m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated fridge/freezer, dishwasher and oven with four ring hob and extractor over, tiled splash back areas, tiled flooring.

Bedroom One

11' 10" x 8' 8" (3.61m x 2.63m)

With double glazed window to side aspect, electric panel heater, wood flooring.

Bedroom Two

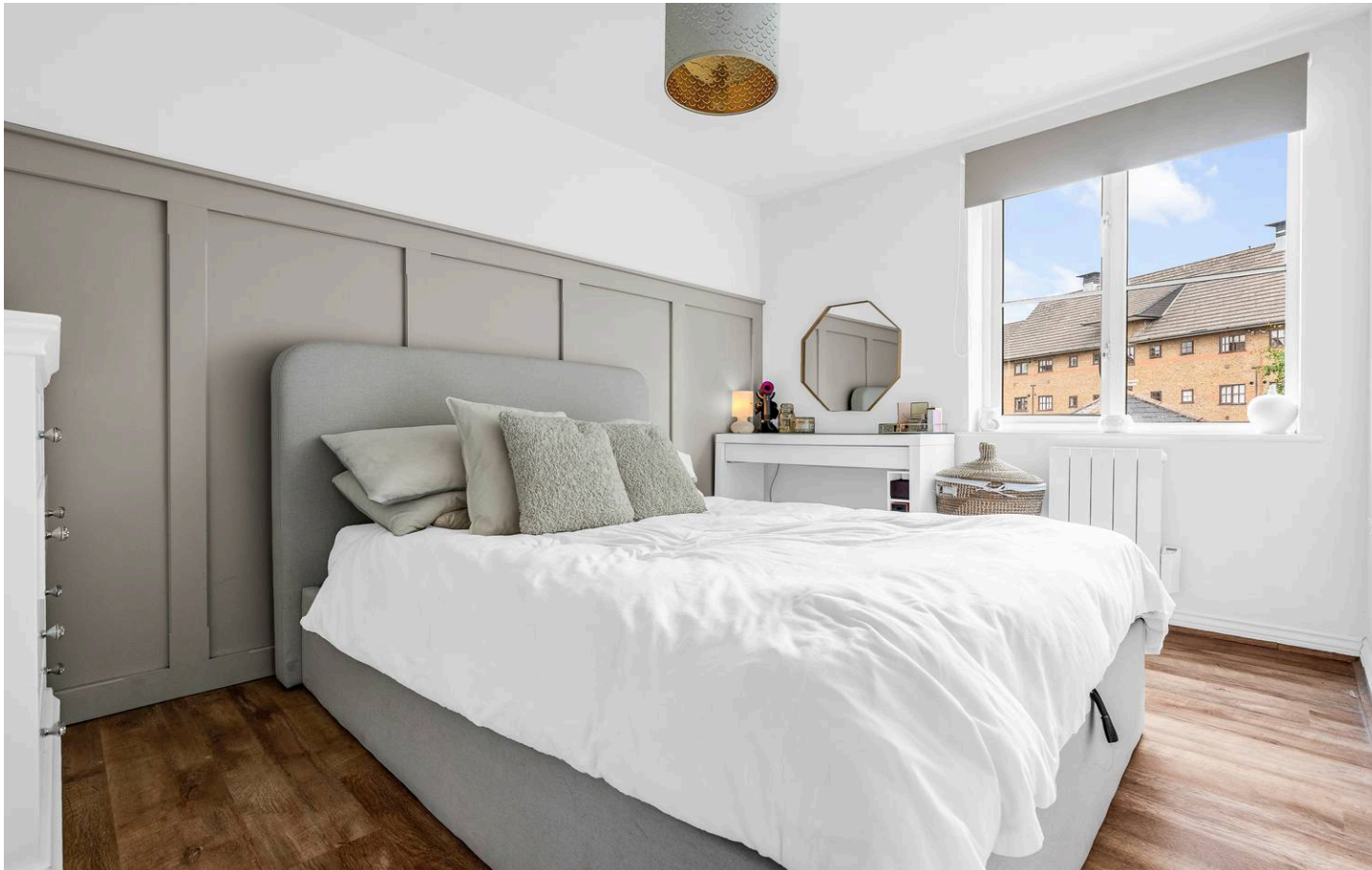
7' 11" x 7' 7" (2.41m x 2.31m)

With double glazed window to side aspect, electric panel heater, wood flooring.

Bathroom

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





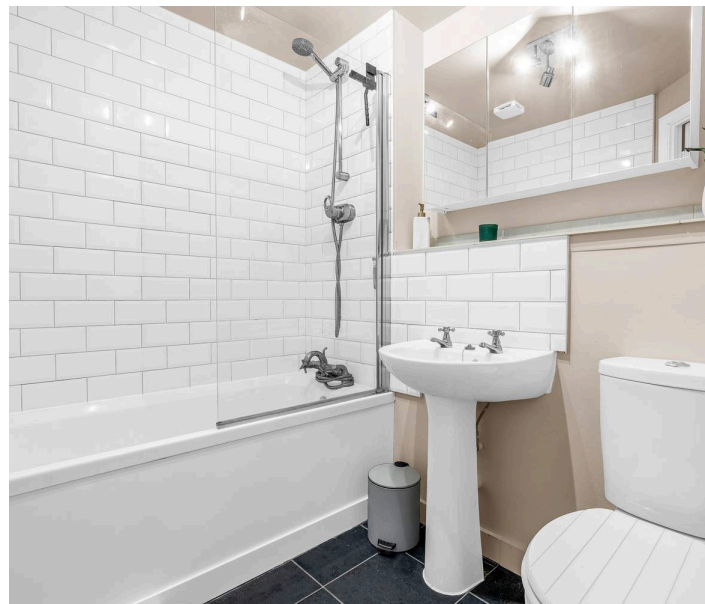
COMMUNAL GARDEN

The property benefits from the use of communal courtyard style gardens with seating areas.

SECURE GATED

1 Parking Space

Private gated parking has one designated parking space accessible at all times, extra ANPR controlled spaces for parking on Stewart place road, which is first come first serve.





Elliot Heath Estate Agents

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