



**Elliot Heath**  
ESTATE AGENTS

**Flat 12, Vintage Court, Cambridge Road**

**Fixed Price £160,000**

# Flat 12

Vintage Court, Ware

Ground floor apartment in Puckeridge village with 1 bedroom, modern kitchen and bathroom, allocated parking. Close to amenities, rail station and A10 dual carriageway. Contact Elliot Heath to view.

Council Tax band: B

Tenure: Leasehold

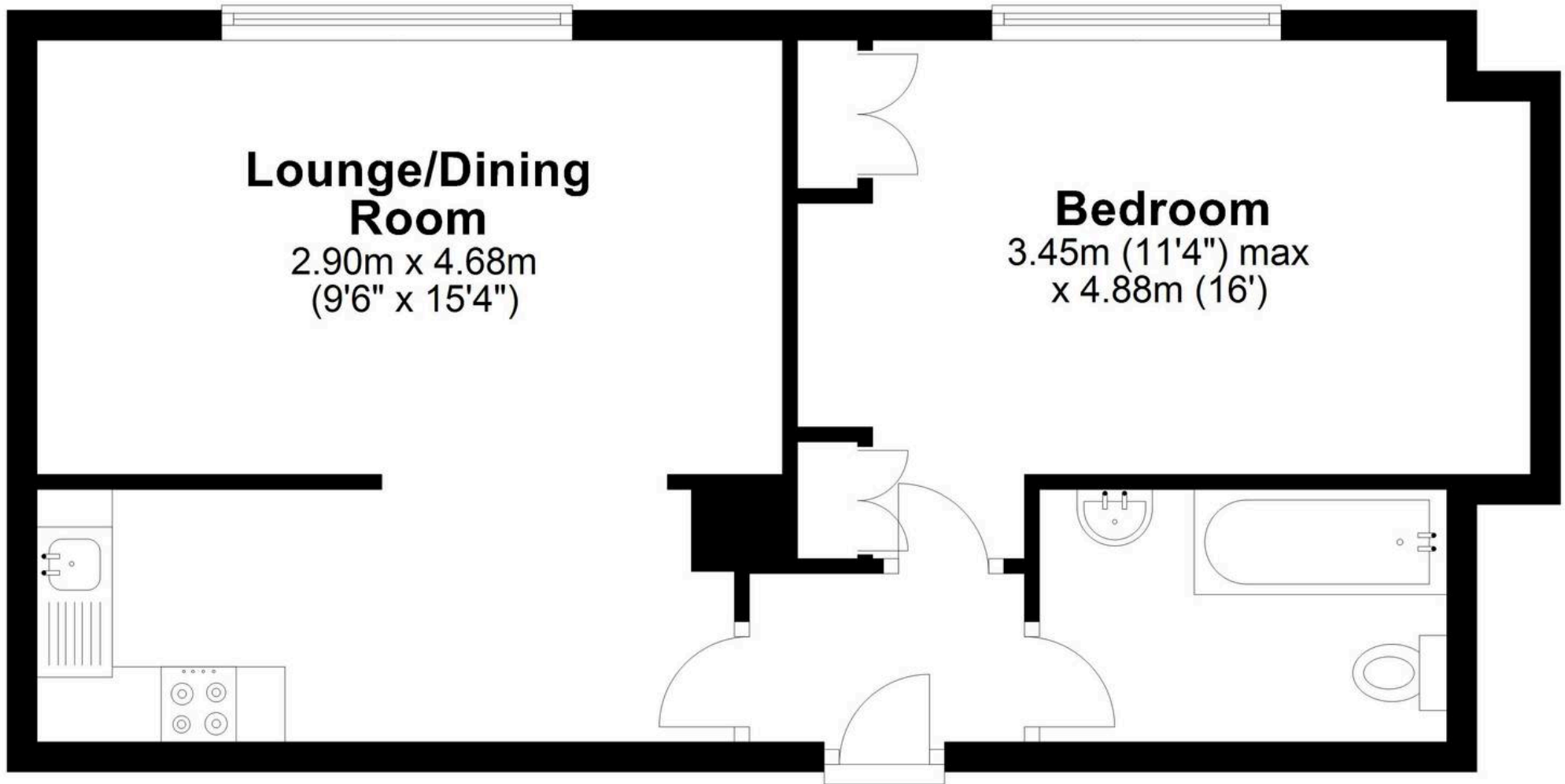
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



# Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 sq. feet)

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)

### **Communal Entrance Hall**

Communal entrance hall with entryphone system and private front entrance door to:

### **Entrance Hall**

With secure entryphone system, electric wall heater, doors to:

### **Lounge/Dining Room**

9' 6" x 15' 4" (2.90m x 4.68m)

With double glazed window, electric wall heater, open to:

### **Kitchen**

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 over, appliance space, tiled splash back areas, tiled flooring.

### **Bedroom**

11' 4" x 16' 0" (3.45m x 4.88m)

With double glazed window, electric wall heater, fitted wardrobe cupboards and desk.

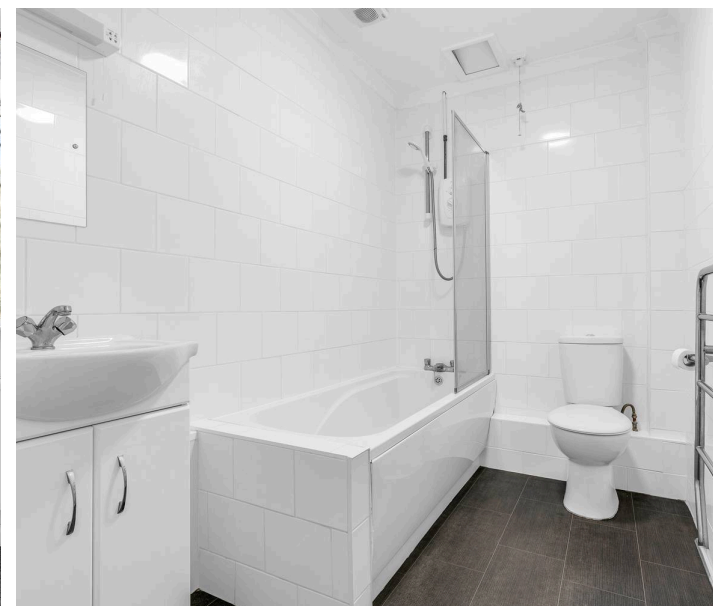
### **Bathroom**

Fitted 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, heated towel rail.

### **Allocated parking**

1 Parking Space

Allocated parking space and ample visitors parking.





## Elliot Heath Estate Agents

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