



Elliot Heath
ESTATE AGENTS

Flat 5, Astoria Place, 20 Amwell End
Guide Price **£365,000**

Flat 5

Astoria Place, Ware

Exceptional two-bedroom apartment in the heart of Ware with a wraparound balcony, luxury open-plan living, two bathrooms and a short walk to the station.

Call Elliot Heath on 01920 293333.

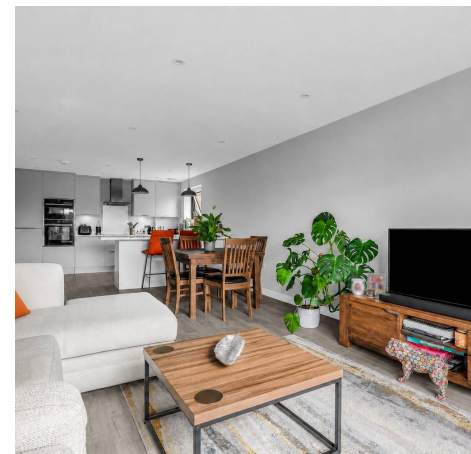
Council Tax band: B

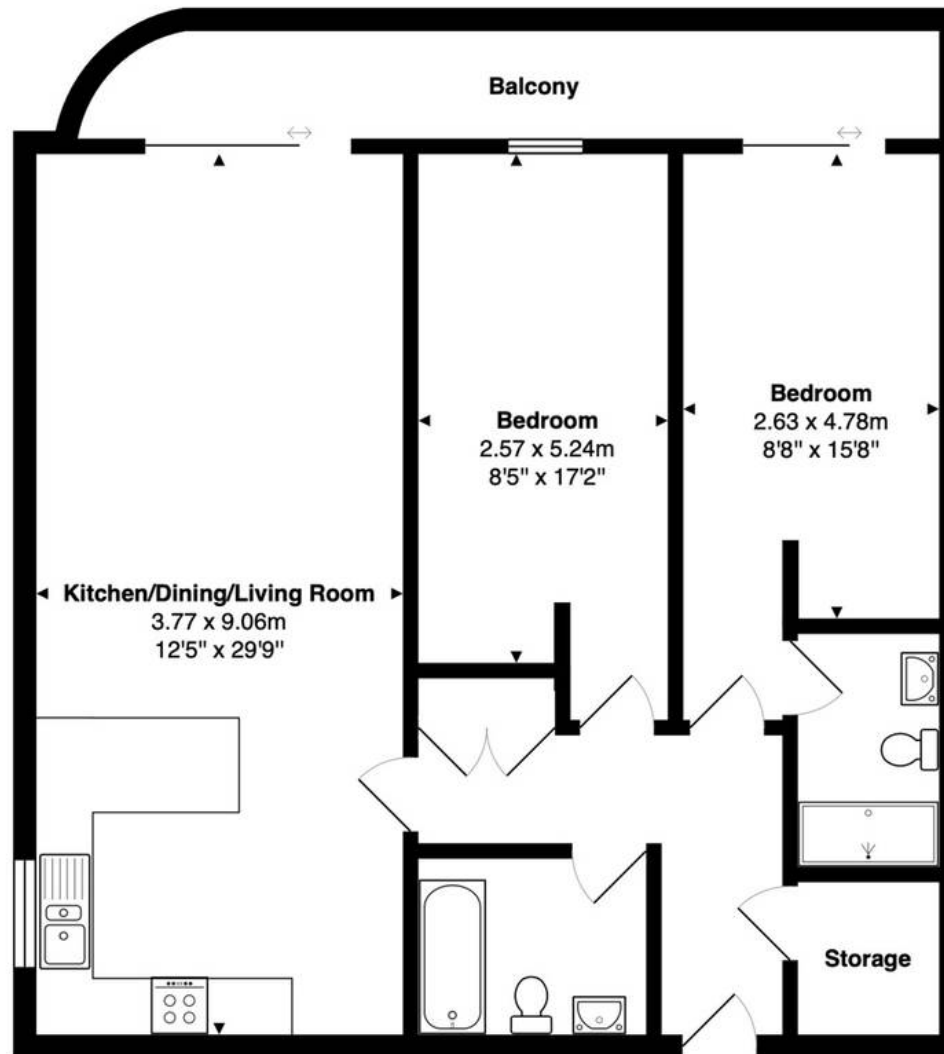
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Private Balcony





Second Floor
Area: 95.1 m² ... 1024 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 entry phone system, bike store, stairs and lift to all floors, private front entrance door to:

Entrance Hall

With secure entry phone system, wood effect flooring, radiator, two built in storage cupboards, doors to:

Kitchen/Dining/Living Room

12' 4" x 29' 9" (3.77m x 9.06m)

Kitchen

With double glazed window to side aspect. Fitted with a range of wall and base storage units with quartz work surfaces over incorporating a stainless steel one and a half bowl sink and drainer unit, integrated Neff hide & slide double oven/microwave combi oven, Neff induction hob with glass extractor hood over, integrated Neff dishwasher, fridge freezer & integrated Hotpoint washing machine, Worcester boiler housed in matching wall unit, breakfast bar seating, wood effect flooring, open to:

Dining/Living Room

With double glazed bi-folding doors leading to the private balcony, two radiators, wood effect flooring.

Bedroom One

8' 8" x 15' 8" (2.63m x 4.78m)

With double glazed sliding doors to the private balcony, radiator, door to:



En Suite Shower Room

Fitted with a suite comprising large walk in shower, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.

Bedroom Two

8' 5" x 17' 2" (2.57m x 5.24m)

With double glazed window overlooking the private balcony, radiator.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, concealed cistern wc, vanity unit with inset wash hand basin, fully tiled, chrome heated towel rail.



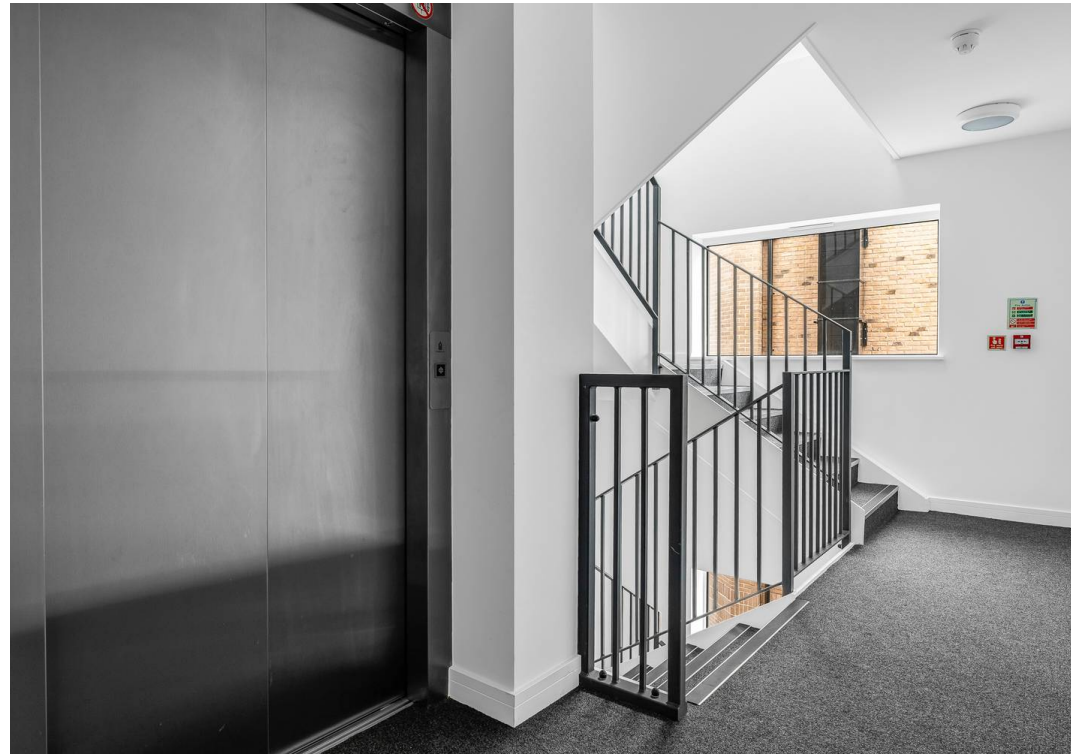


BALCONY

Generous wraparound balcony accessed via the living/dining room and the principal bedroom with stunning town centre views.









Elliot Heath Estate Agents

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