



**Elliot Heath**  
ESTATE AGENTS

**146 Cozens Road, WARE**

Guide Price **£260,000**

# 146 Cozens Road

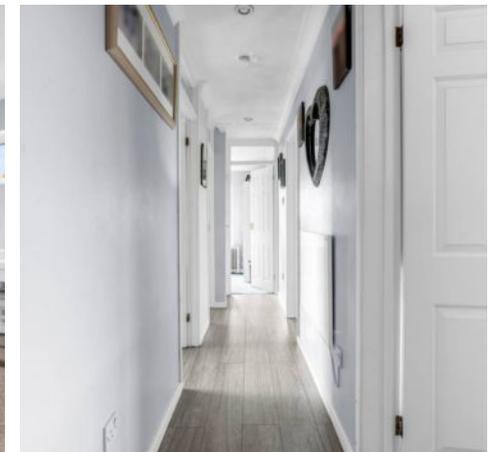
WARE, Ware

A spacious two-bedroom apartment on Ware's outskirts, with living room, kitchen/breakfast room, gardens, parking & garage. Ware offers shops, bars, restaurants & services to London Liverpool Street. Council Tax band: B

Tenure: Leasehold

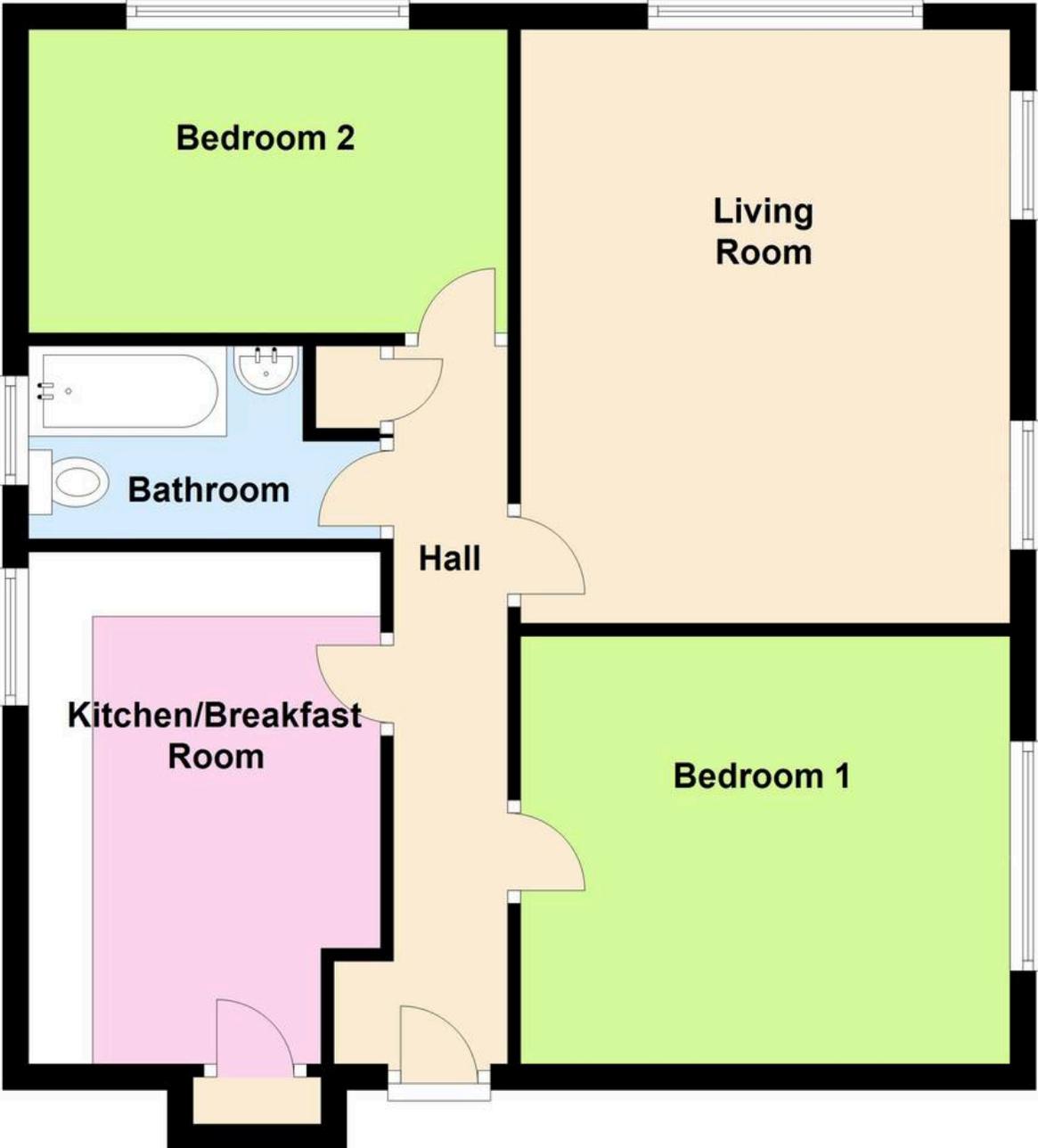
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



# Second Floor

Approx. 61.6 sq. metres (663.4 sq. feet)



### Entrance Hall

With storage heater, airing cupboard, wood effect flooring and doors to:

### Living Room

15' 1" x 12' 6" (4.59m x 3.81m)

With Upvc double glazed window to front aspect and two to the side aspect, feature fireplace, storage heater.

### Kitchen/Breakfast Room

12' 0" x 8' 10" (3.65m x 2.69m)

With Upvc double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating inset sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, breakfast bar, wood effect flooring, storage cupboard.

### Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

With Upvc double glazed window to side aspect, fitted wardrobe cupboards with mirrored sliding doors.

### Bedroom Two

12' 2" x 7' 7" (3.71m x 2.31m)

With Upvc double glazed window to front aspect, storage heater.

### Bathroom

With Upvc double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, dual flush wc, vanity unit with inset wash hand basin, tiled flooring, tiled splash back areas.





### **COMMUNAL GARDEN**

The property is set in well kept communal gardens.

### **ALLOCATED PARKING**

2 Parking Spaces

With the benefit of residents parking.

### **GARAGE EN BLOC**

1 Parking Space

Privately owned garage arrange en bloc.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)