



Elliot Heath
ESTATE AGENTS

31 Buryfield Maltings Watton Road, Ware

Guide Price **£330,000**

31 Buryfield Maltings Watton Road

Ware

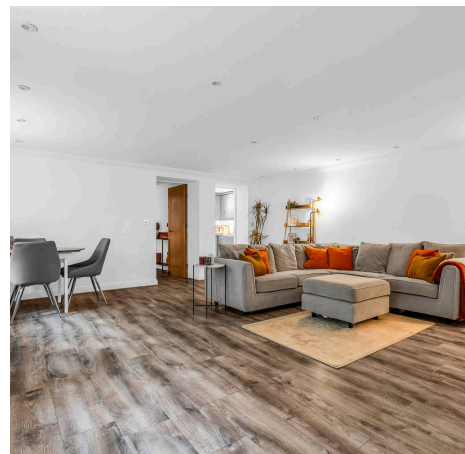
Luxury ground-floor apartment in sought-after Buryfield Maltings, Ware. Two bedrooms, stylish kitchen and stunning bathroom, spacious reception room, parking and private entrance. Close to amenities.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

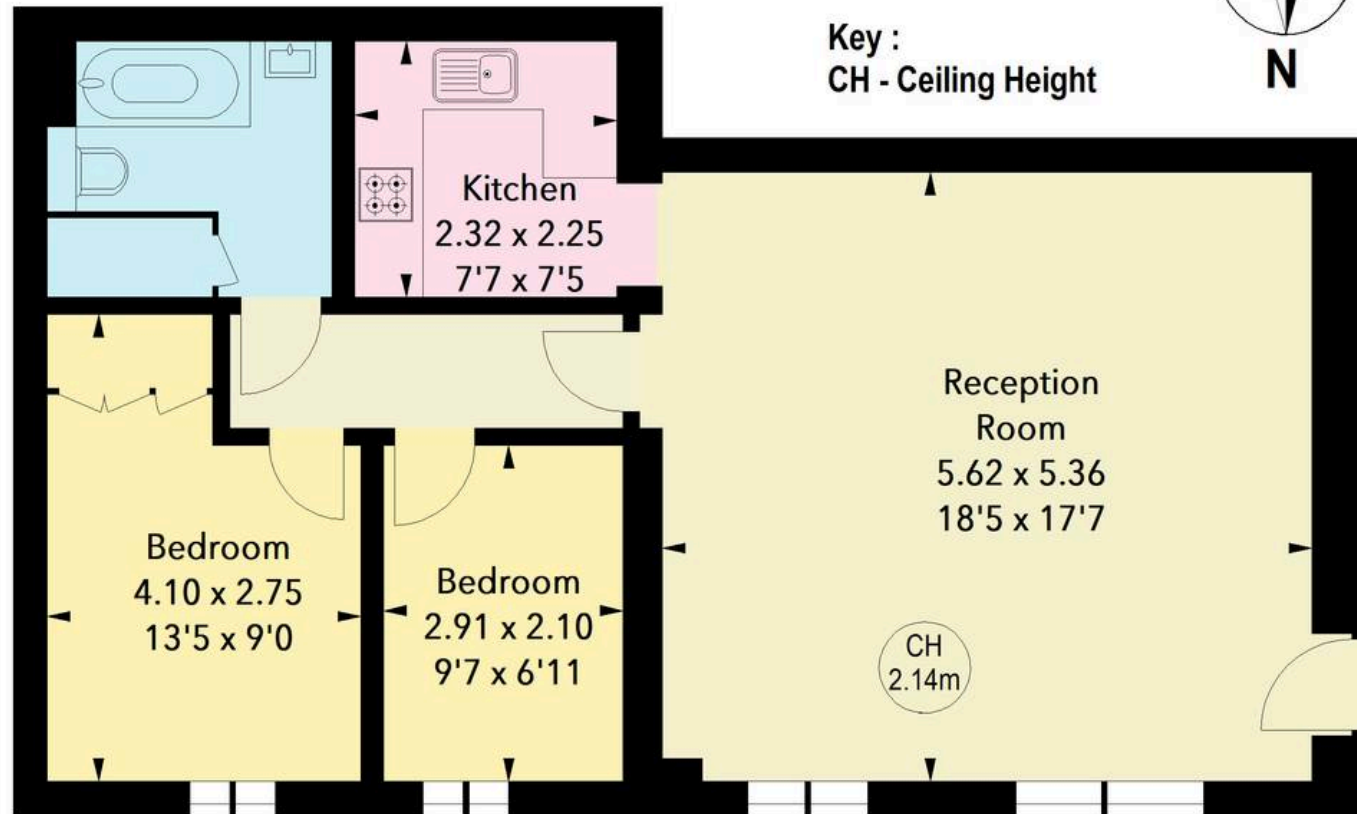


Buryfield Maltings, SG12

Approximate Area = 65.49 sq m / 705 sq ft



Key :
CH - Ceiling Height



Ground Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

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Accommodation

Private front entrance door giving access to:

Reception Room

18' 5" x 17' 7" (5.62m x 5.36m)

With two double glazed windows, two slim-line electric panel heaters, alarm control panel, wood effect flooring, door to inner hallway and open to:

Kitchen

7' 7" x 7' 5" (2.32m x 2.25m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, tiled flooring.

Inner Hallway

With slim-line panel heater, wood effect flooring and doors to:

Bedroom One

13' 5" x 9' 0" (4.10m x 2.75m)

With double glazed window, slim-line electric panel heater, built in wardrobe cupboards with mirrored doors.

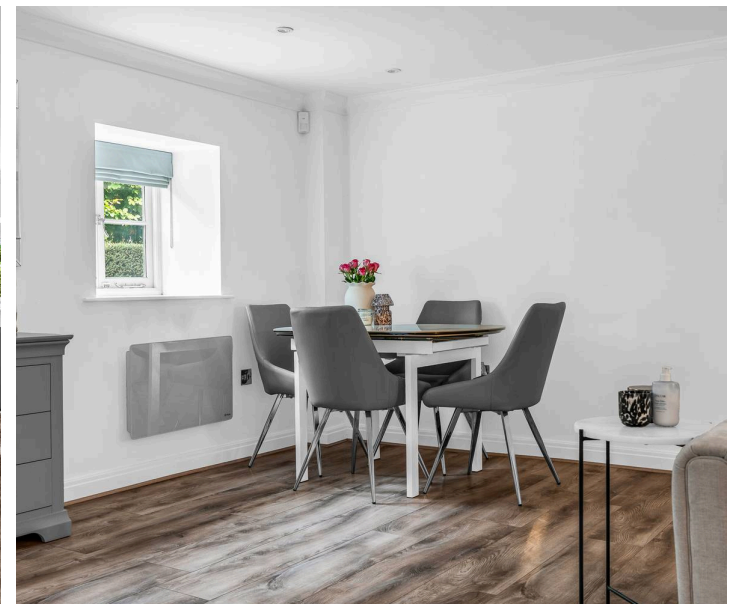
Bedroom Two

9' 7" x 6' 11" (2.91m x 2.10m)

With double glazed window, slim-line electric panel heater.

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, large airing cupboard.





COMMUNAL GARDEN

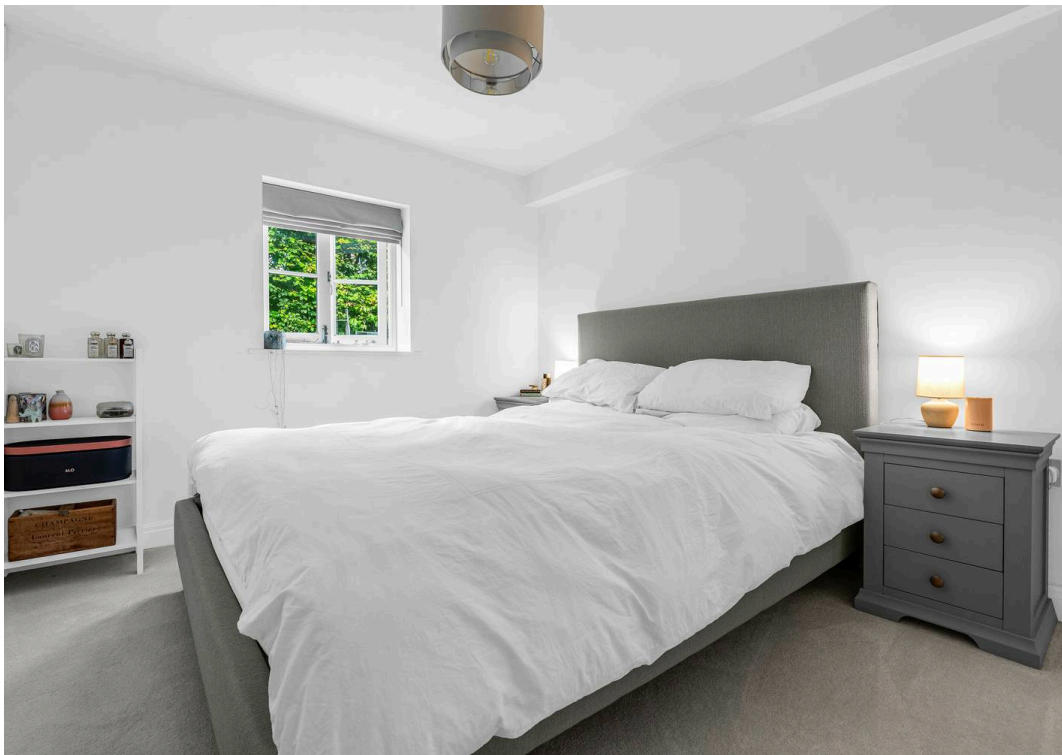
Communal areas with courtesy lighting.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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