



Elliot Heath
ESTATE AGENTS

2 Spruce Court Cowper Close, Ware
Part Buy, Part Rent **£129,000**

2 Spruce Court Cowper Close

Ware

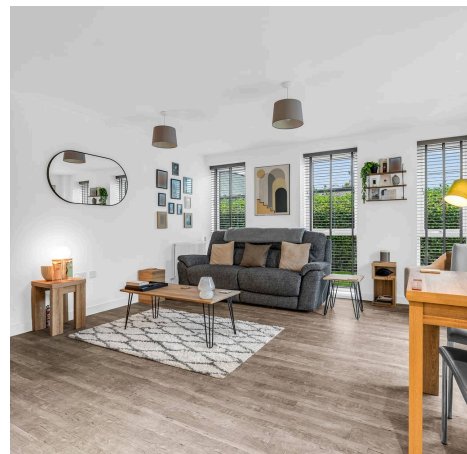
A fantastic 40% shared ownership opportunity! This stylish 2-bed apartment boasts a private patio, integrated kitchen & allocated parking, all within walking distance of Ware town centre & station. Council Tax band: D

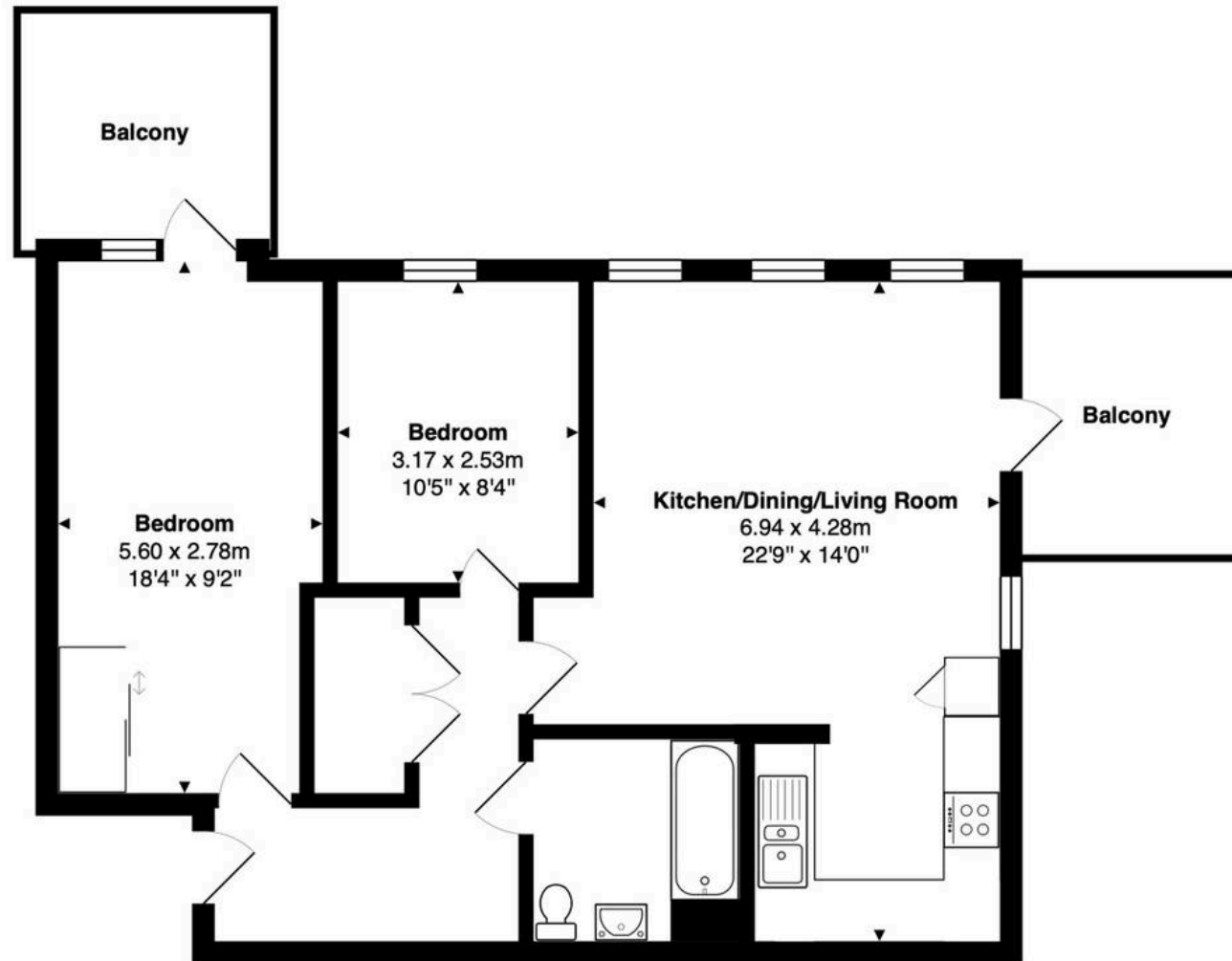
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 40% Shared Ownership
- 2 Bed Ground Floor With Patio
- Long Lease





Ground Floor

Total Area: 66.7 m² ... 718 ft² (excluding balcony)

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, stairs to all floors and private front entrance door to:

Entrance Hall

With entry phone system, wood flooring, radiator, large built in storage cupboards, doors to:

Kitchen/Living/Dining

22' 9" x 14' 1" (6.94m x 4.28m)

Living/Dining Room

Dual aspect full height double glazed windows and door giving access to a patio seating area and communal gardens, two radiators, wood flooring, open to:

Kitchen

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

Bedroom One

18' 4" x 9' 1" (5.60m x 2.78m)

With full height double glazed window and door to communal gardens, radiator, fitted wardrobe cupboard with mirrored sliding doors.

Bedroom Two

10' 5" x 8' 4" (3.17m x 2.53m)

With full height double glazed window, radiator.

Bathroom

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





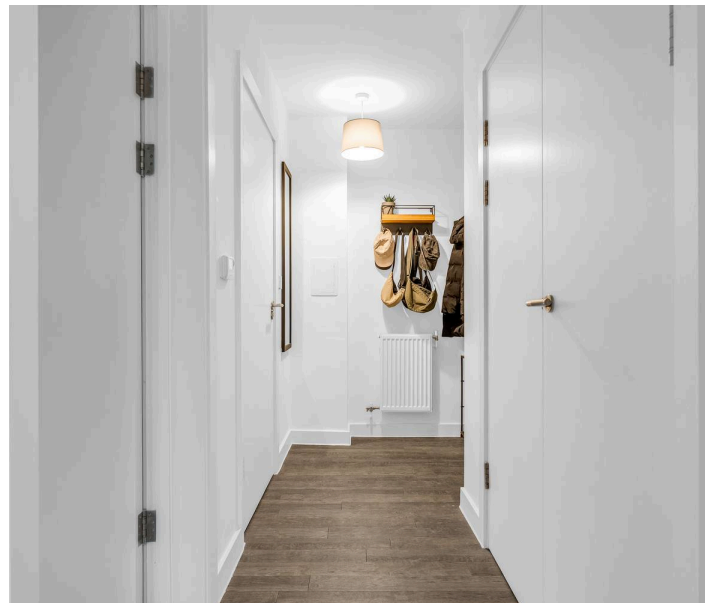
COMMUNAL GARDEN

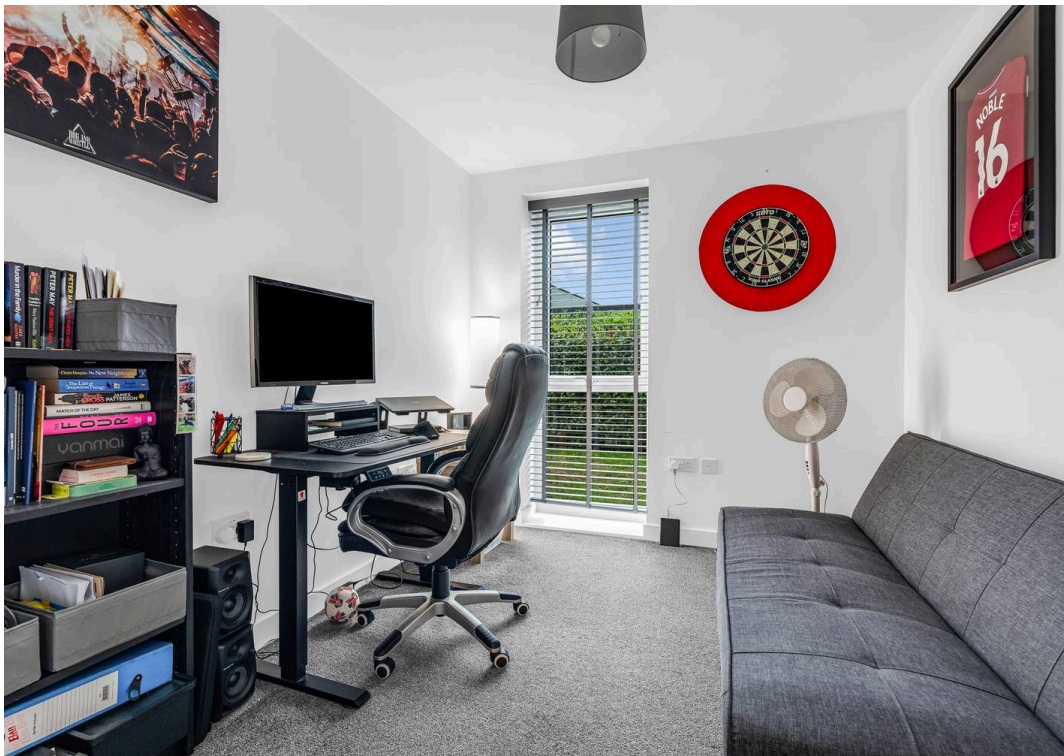
Access to the communal gardens and patio seating area direct from living room.

ALLOCATED PARKING

1 Parking Space

Allocated parking space together with visitors parking.







Elliot Heath Estate Agents

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