



**Elliot Heath**  
ESTATE AGENTS

**11 Bourne Close, Ware**  
**£285,000**

# 11 Bourne Close

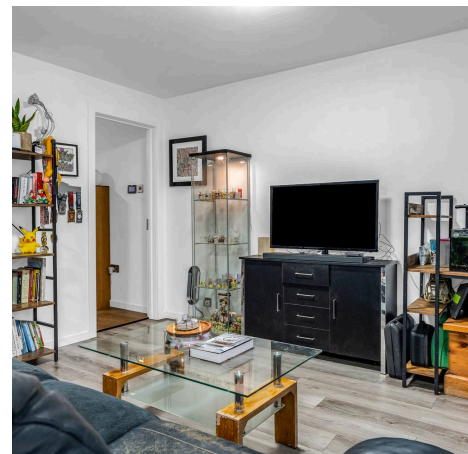
Ware

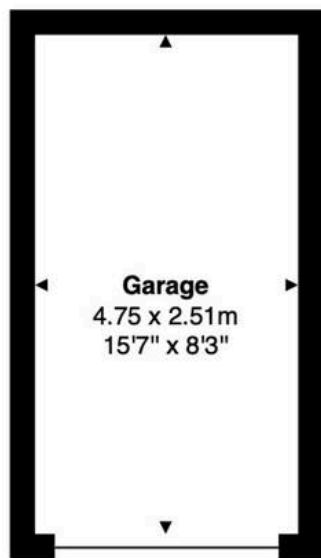
Spacious 2-bed apartment near Ware town centre, with garage, undercover parking and communal gardens. Enjoy riverside pubs and eateries, plus direct trains to London Liverpool Street in 45 minutes. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Outbuilding**  
Area: 11.9 m<sup>2</sup> ... 128 ft<sup>2</sup>



**First Floor**  
Area: 62.8 m<sup>2</sup> ... 676 ft<sup>2</sup>

Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>

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**

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

### **Entrance Hall**

With built in storage cupboard, wood effect flooring, doors to:

### **Kitchen**

9' 9" x 9' 7" (2.98m x 2.93m)

With double glazed window. 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 and extractor over, appliance space, tiled flooring.

### **Living/Dining Room**

17' 5" x 13' 1" (5.32m x 3.99m)

With double glazed window, wood effect flooring, door to:

### **Bedroom One**

13' 0" x 9' 9" (3.96m x 2.96m)

With double glazed window, wood effect flooring, under floor heating.

### **Bedroom Two**

13' 1" x 7' 5" (3.98m x 2.26m)

With double glazed window, wood effect flooring, under floor heating.

### **Bathroom**

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with wash hand basin, concealed cistern wc, tiled splash back areas, heated towel rail, under floor heating, utility cupboard housing the washing machine. .





### **COMMUNAL GARDEN**

Attractively landscaped communal gardens with external storage cupboard.

### **CAR PORT**

1 Parking Space

Allocated undercover parking space together with visitor spaces.

### **GARAGE EN BLOC**

1 Parking Space

Garage arrange en bloc with up and over door.







## Elliot Heath Estate Agents

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