



Elliot Heath
ESTATE AGENTS

Flat 23, St. Johns Court, Ware

Guide Price **£285,000**

Flat 23

St. Johns Court, Ware

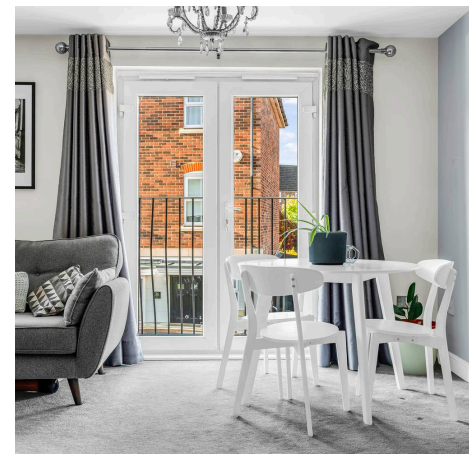
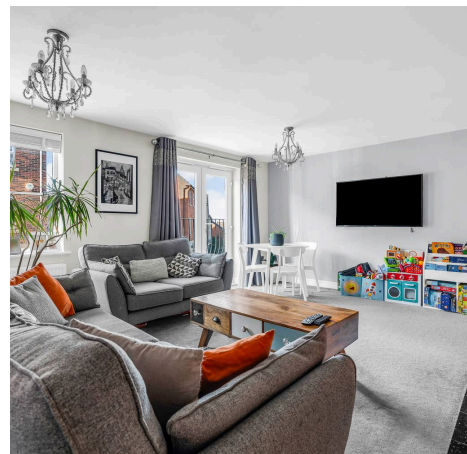
Modern two-bedroom apartment in Ware with open-plan living, Juliet balcony, fitted kitchen, allocated parking, landscaped gardens and excellent transport links to London and major road networks.

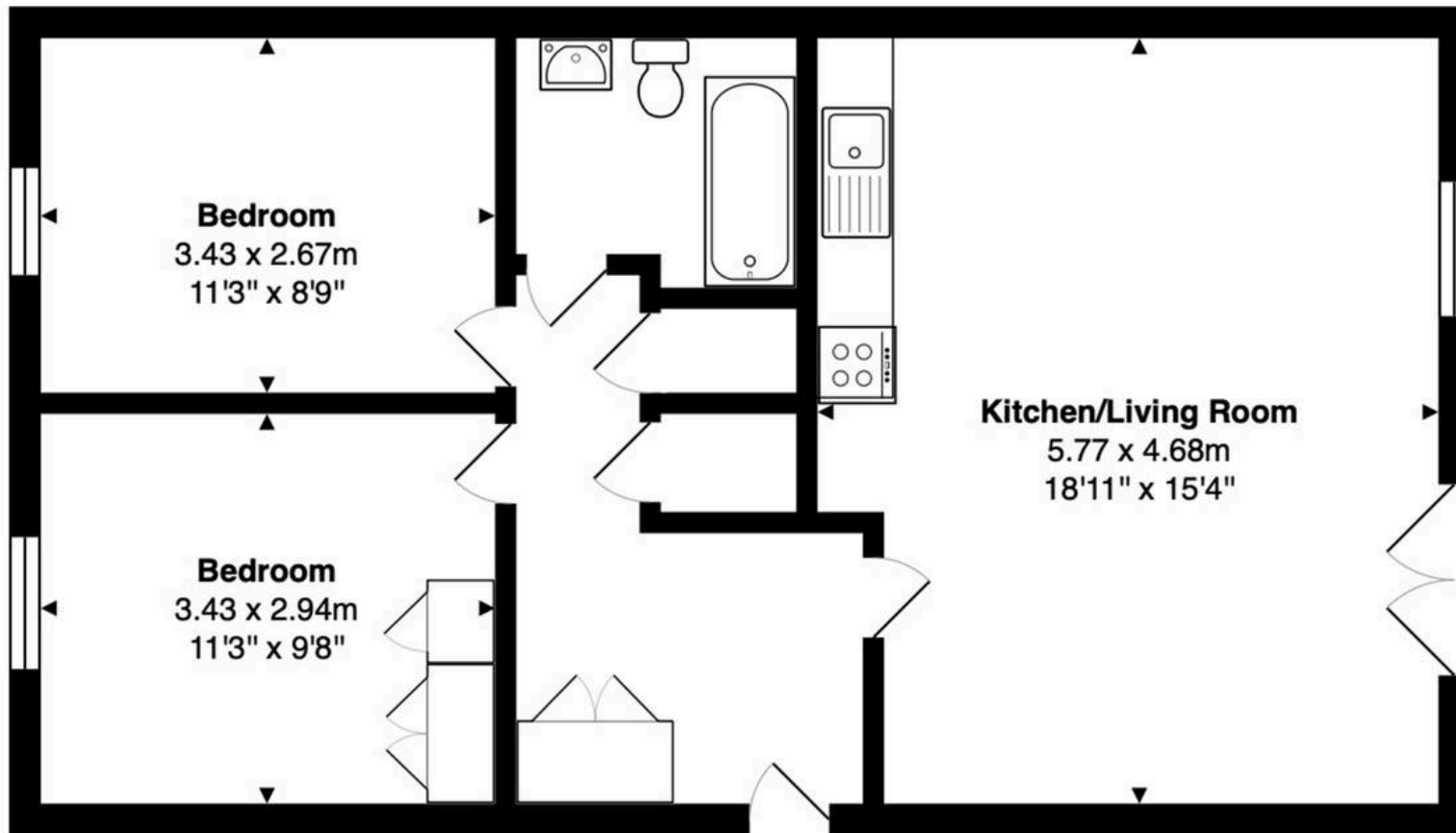
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





First Floor
Area: 60.9 m² ... 655 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

Accommodation

Communal entrance hall with stairs to all floors, secure entry phone system and private entrance door to:

Entrance Hall

With two large storage cupboards plus utility cupboard, secure entry phone system, radiator, doors to:

Kitchen/Living Room

18' 11" x 15' 4" (5.77m x 4.68m)

Living Room

With double glazed double doors opening onto the Juliet balcony and double glazed window, radiator, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a stainless steel sink and drainer unit, built in oven with gas hob and extractor over, integrated appliances, tiled flooring.

Bedroom One

11' 3" x 9' 8" (3.43m x 2.94m)

With double glazed window, radiator, fitted wardrobe cupboards.

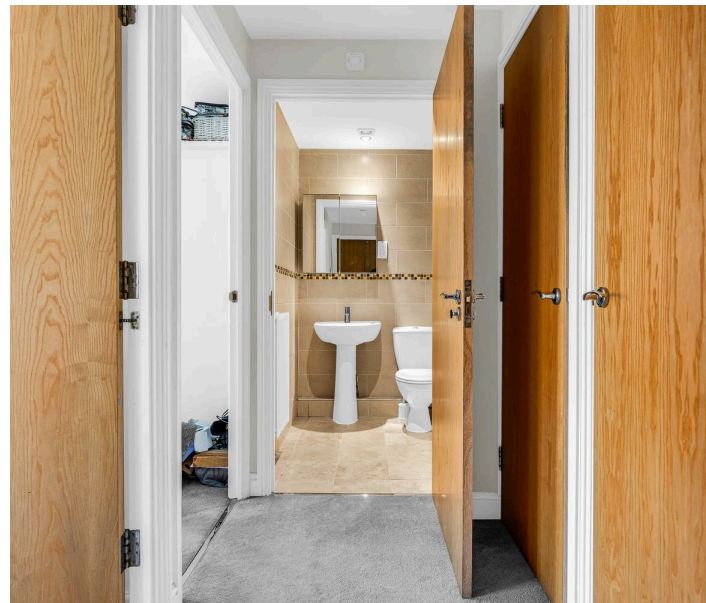
Bedroom Two

11' 3" x 8' 9" (3.43m x 2.67m)

With double glazed window, radiator,

Bathroom

Fitted with suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, fully tiled, radiator.





COMMUNAL GARDEN

Attractively landscaped communal gardens.

CAR PORT

2 Parking Spaces

Carport and allocated parking spaces.





Elliot Heath Estate Agents

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