Elliot Heath
ESTATE AGENTS

19 Kestrel Court, WARE

Fixed Price **£200,000**

19 Kestrel Court

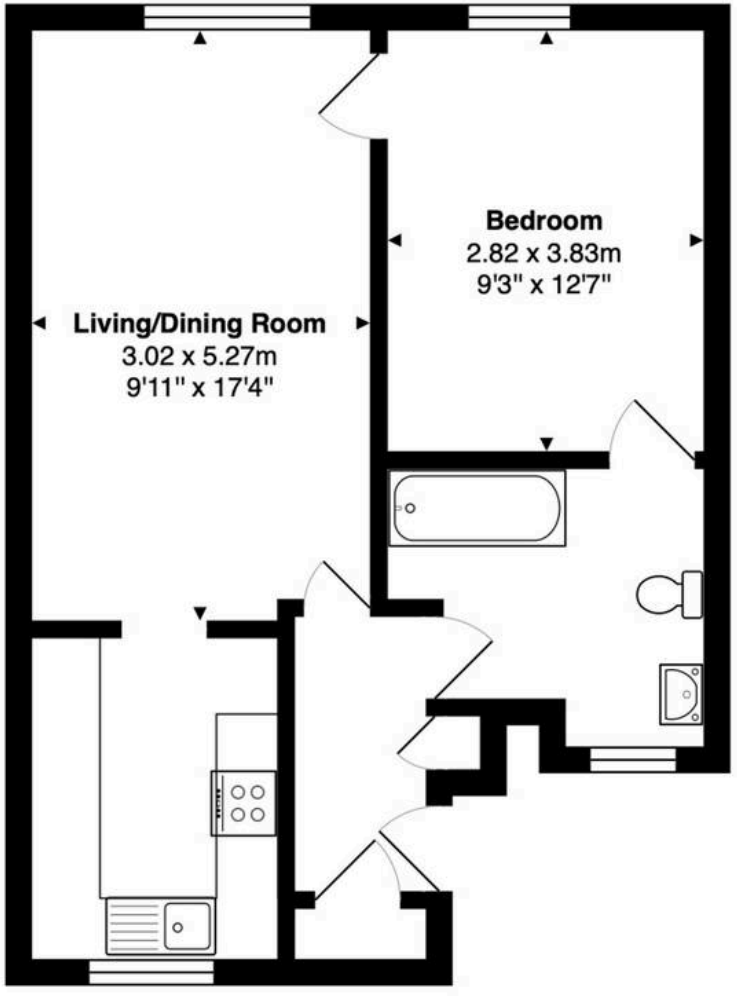
WARE, Ware

One-bedroom second-floor apartment in a popular tree-lined development with living/dining room, fitted kitchen, modern bathroom, communal gardens, parking and easy access to Ware station.
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



Second Floor

Area: 44.9 m² ... 483 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
With stairs rising to all floors and private front entrance door to:

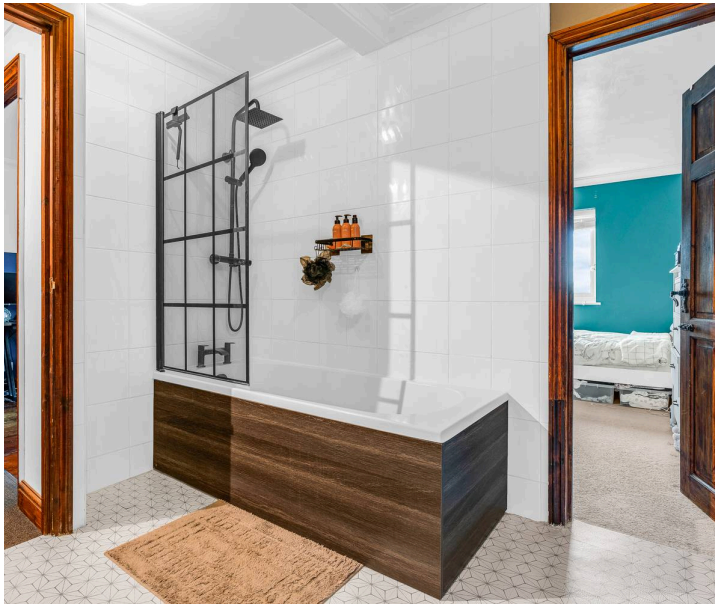
Entrance Hall
With two built in storage cupboards and doors to:

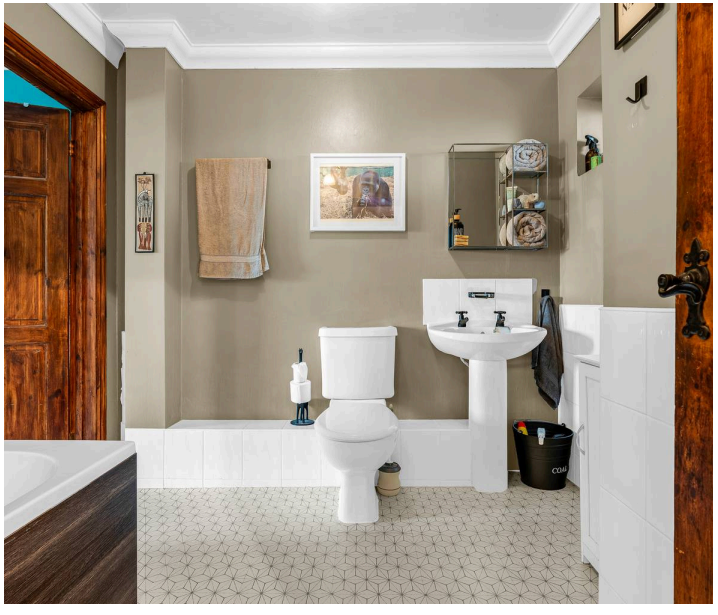
Living/Dining Room
9' 11" x 17' 3" (3.02m x 5.27m)
With double glazed window over looking the communal gardens, wood flooring, feature fireplace, door to the bedroom, open to:

Kitchen
With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, appliance space, tiled splash back areas, wood effect flooring.

Bedroom
9' 3" x 12' 7" (2.82m x 3.83m)
With double glazed window to rear aspect and door to:

Bathroom
With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tile effect flooring. Door to the entrance hall.





COMMUNAL GARDEN

Attractively landscaped communal gardens.

OFF STREET

2 Parking Spaces

Ample communal parking area.

Elliot Heath Estate Agents

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