



Elliot Heath
ESTATE AGENTS

116 Trapstyle Road, Ware
Guide Price **£230,000**

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Ware, Ware

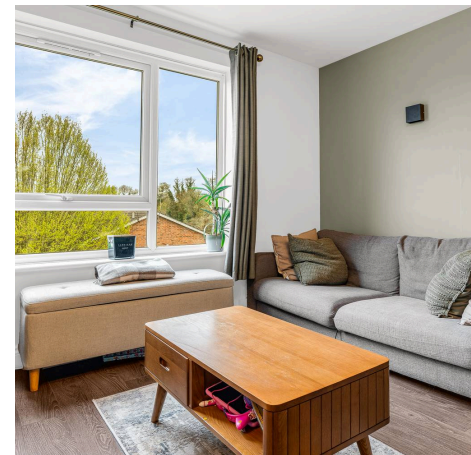
Elliot Heath offers this spacious 2-bed second-floor apartment with modern kitchen, bathroom, storage, parking, and communal gardens, near Ware High Street & station.

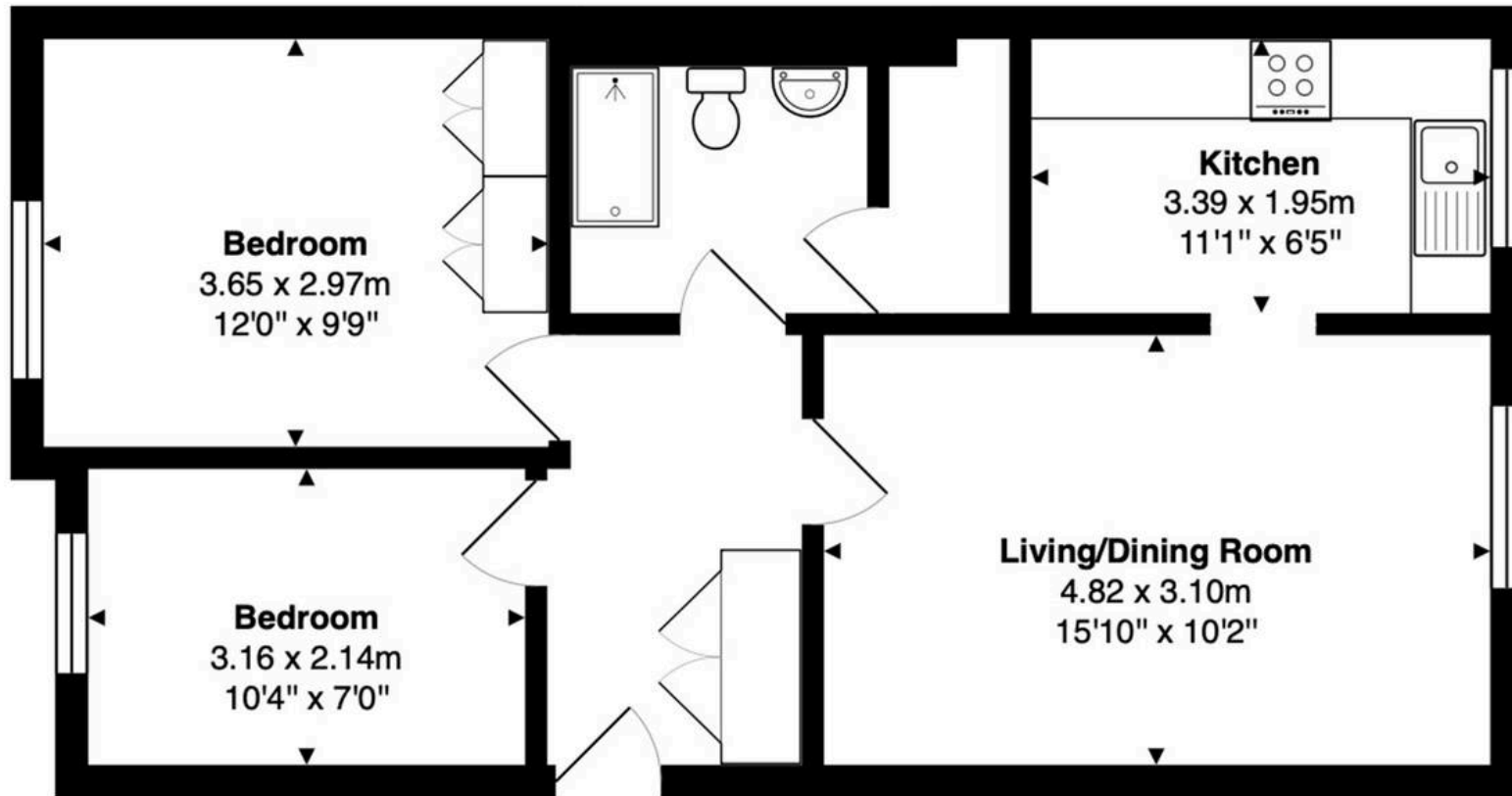
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Area: 53.5 m² ... 576 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

Communal Entrance Hall

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

Entrance Hall

With large built in storage cupboard, electric panel heater, wood effect flooring, doors to:

Living/Dining Room

15' 10" x 10' 2" (4.82m x 3.10m)

With double glazed window, electric panel heater, wood effect flooring, open to:

Kitchen

11' 1" x 6' 5" (3.39m x 1.95m)

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

Bedroom One

9' 9" x 12' 0" (2.97m x 3.65m)

With double glazed window, electric panel heater.

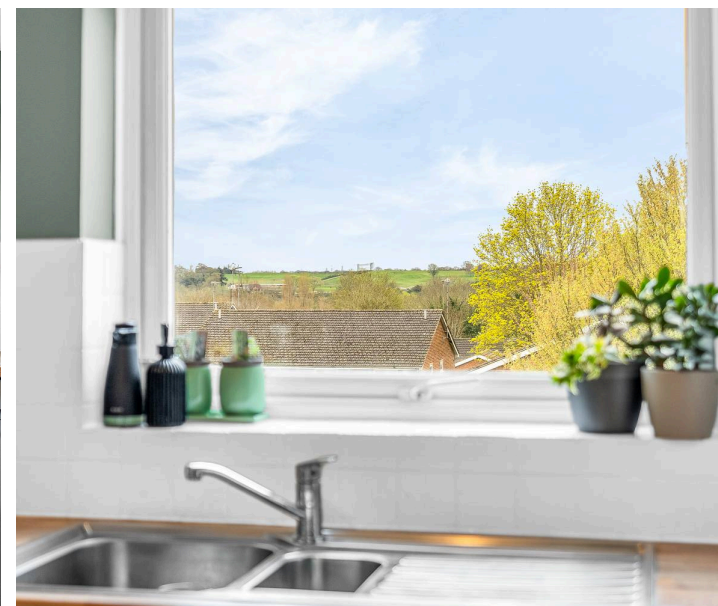
Bedroom Two

10' 4" x 7' 0" (3.16m x 2.14m)

With double glazed window, electric panel heater.

Bathroom

Fitted with a suite comprising panel enclosed bath, vanity unit with inset wash hand basin, dual flush wc, fully tiled walls, wood effect flooring, heated towel rail, large built in storage cupboard.





COMMUNAL GARDEN

The property benefits from communal gardens, drying area and refuse facilities.

ALLOCATED PARKING

1 Parking Space

Dedicated parking plus visitors spaces.





Elliot Heath Estate Agents

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