



Elliot Heath
ESTATE AGENTS

3 Rosebery House Gladstone Road, Ware

Guide Price **£249,900**

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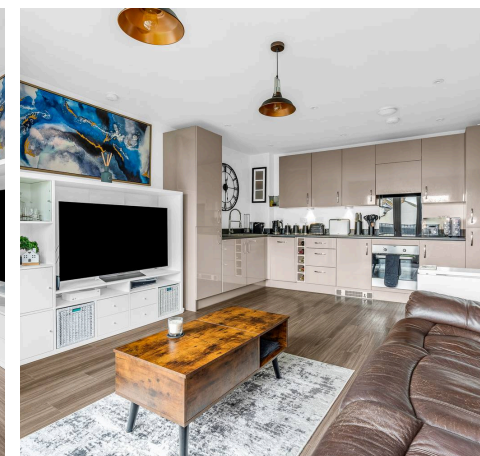
Ware, Ware

Elliot Heath presents a modern 1-bed first-floor flat near Ware High Street, featuring open-plan living, balcony, built-in kitchen appliances, double bedroom with wardrobes, and allocated parking. Council Tax band: C

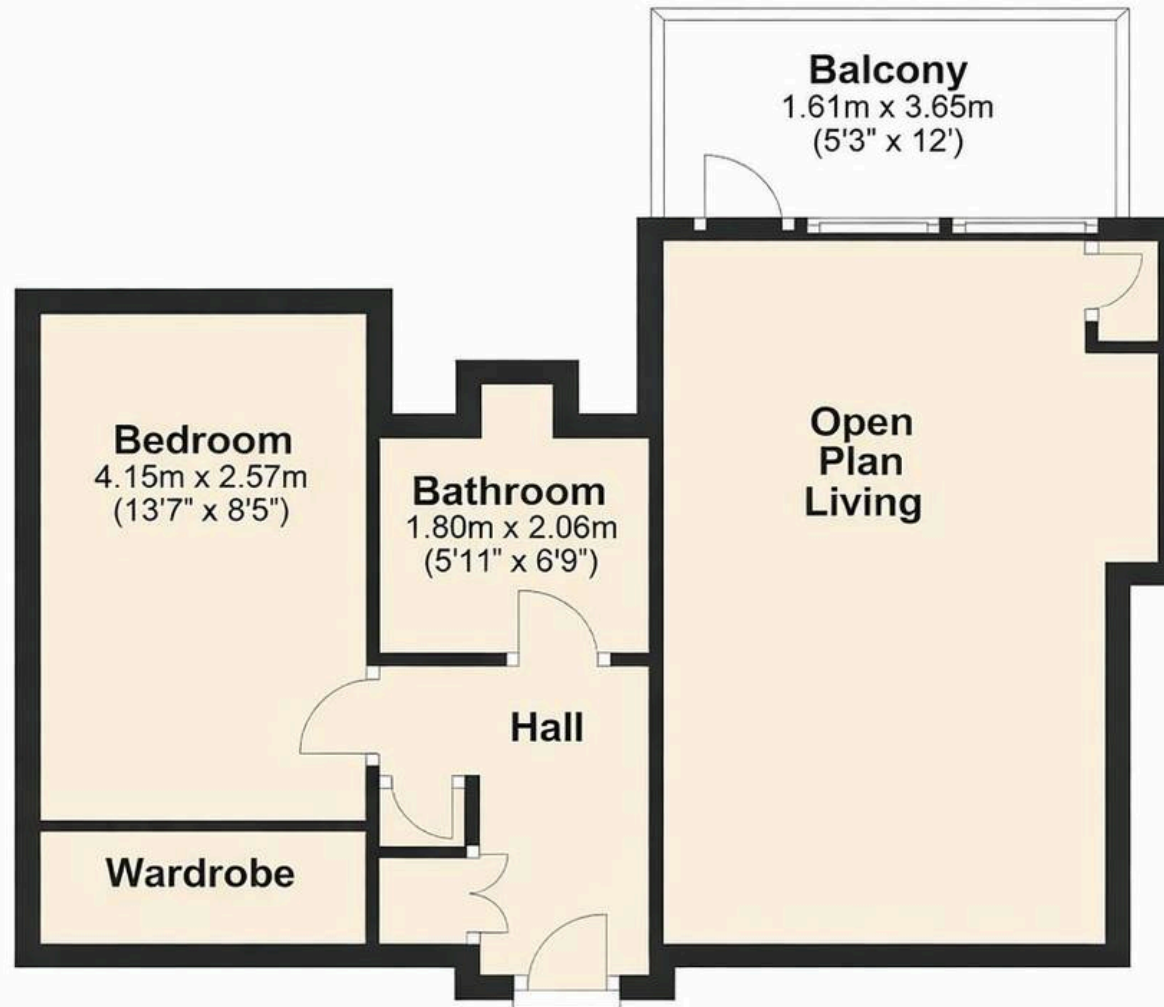
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Approx. 43.9 sq. metres (472.6q. feet)



Total area: approx. 43.9 sq. metres (472.6 sq. feet)

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied on for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by strike.

Communal Entrance Hall

With stairs rising to first floor landing and private front entrance door to:

Entrance Hall

With two built in storage cupboards, secure entry phone system, radiator, wood effect flooring, doors to:

Open Plan Living Room

With double glazed window and door to the generous private balcony, radiator, wood effect flooring, built in storage cupboard, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, wood effect flooring, open to:

Bedroom

13' 7" x 8' 5" (4.15m x 2.57m)

With double glazed window, radiator, fitted wardrobe cupboards.

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 inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, chrome heated towel rail.



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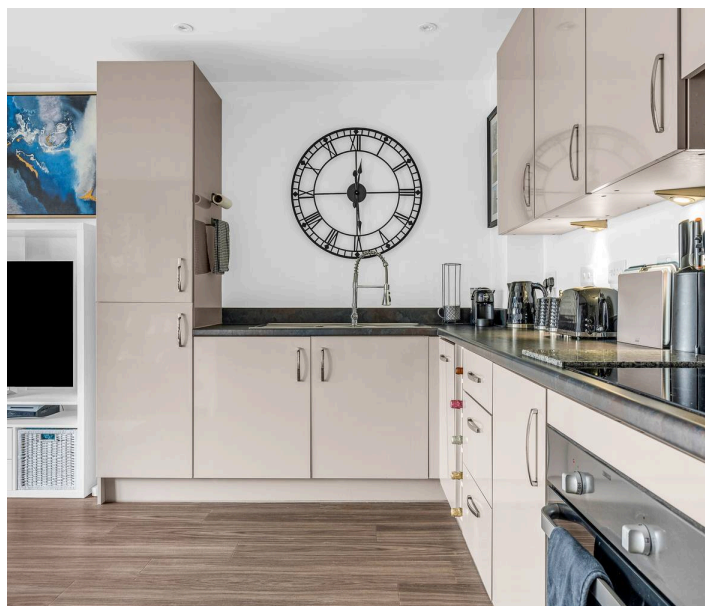
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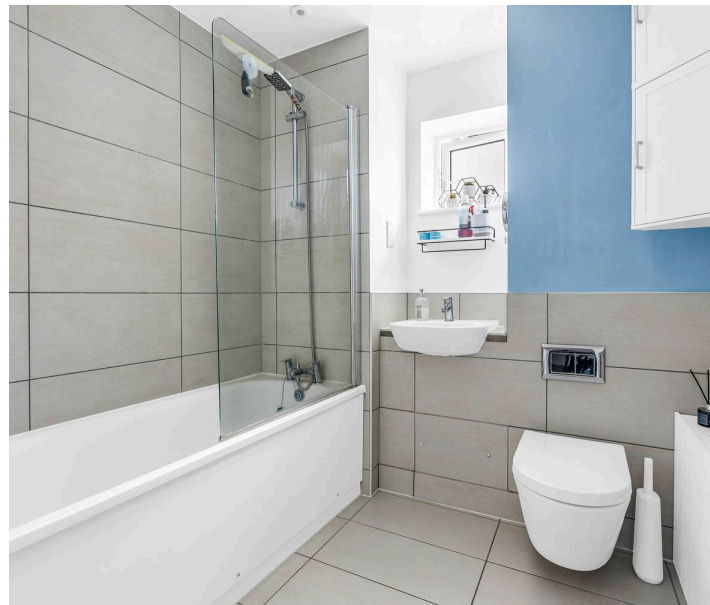


BALCONY

Private balcony accessed via the living room.

ALLOCATED PARKING

1 Parking Space







Elliot Heath Estate Agents

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