



**Elliot Heath**  
ESTATE AGENTS

**Flat 5, St. Johns Court, Ware**  
Guide Price **£285,000**

# Flat 5

St. Johns Court, Ware

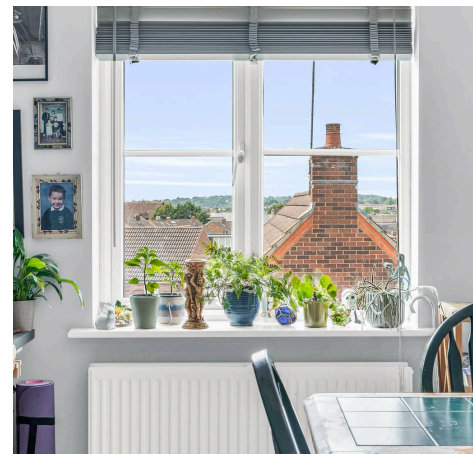
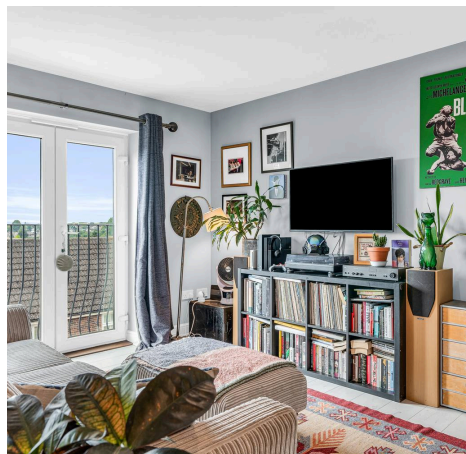
Modern 2-bed top floor apartment in Ware, close to town & countryside. Open plan living, Juliet balcony, modern bathroom, ample storage, loft, parking carport. Shops, bars, restaurants nearby. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Leasehold

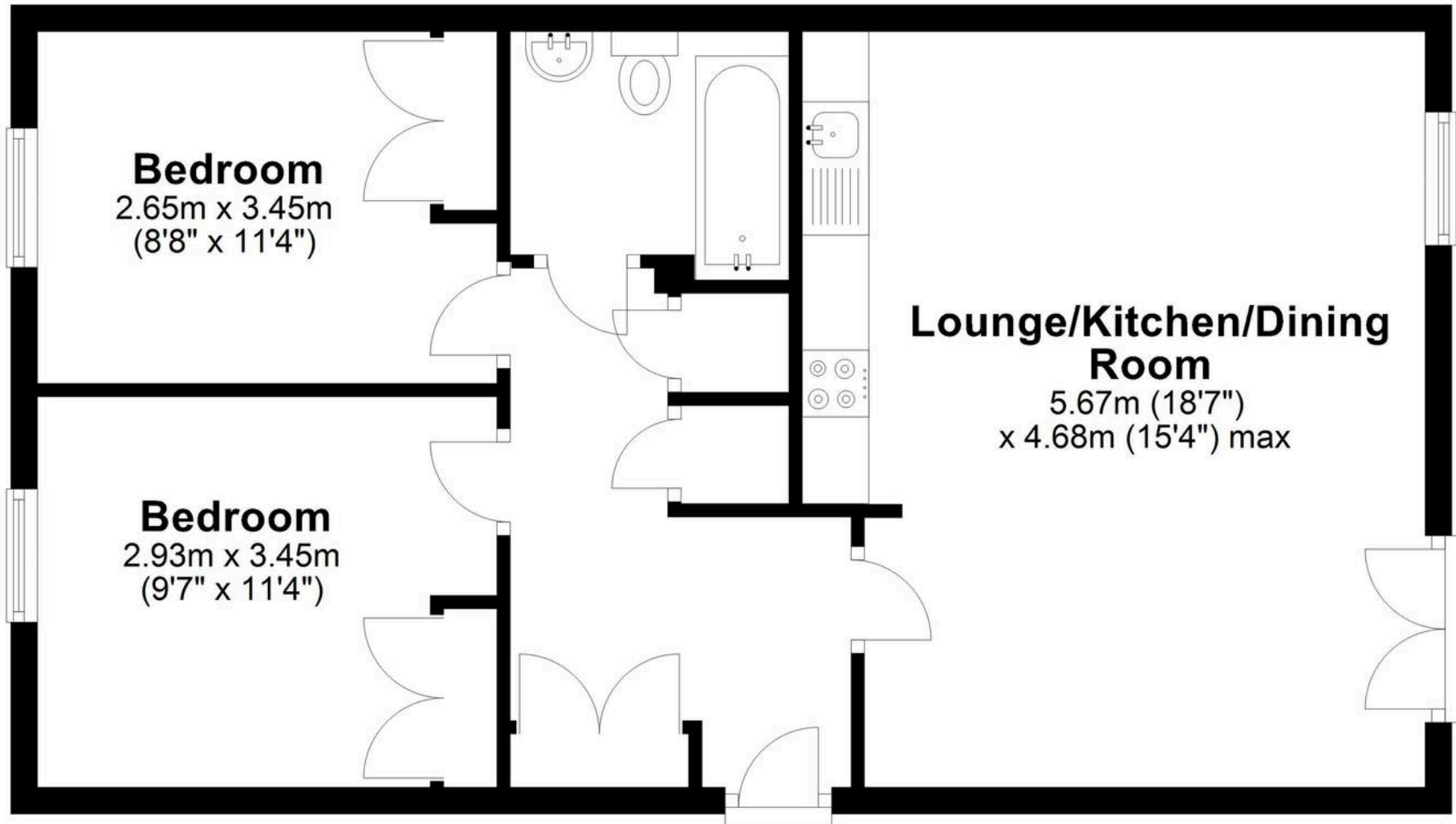
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# Second Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



Total area: approx. 59.1 sq. metres (636.3 sq. feet)

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)

## Accommodation

Communal entrance hall with stairs to all floors and private entrance door to:

### Entrance Hall

With two large storage cupboards plus cupboard housing washing machine, radiator, access to loft area, doors to:

### Lounge/Kitchen/Dining Room

18' 7" x 15' 4" (5.67m x 4.68m)

### Lounge/Dining Room

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

### Kitchen

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

### Bedroom One

9' 7" x 11' 4" (2.93m x 3.45m)

With double glazed window, radiator, fitted wardrobe cupboards.

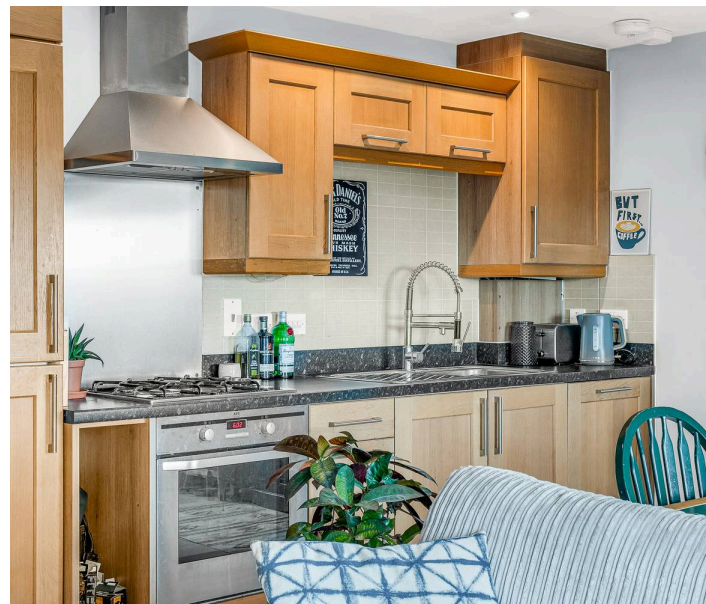
### Bedroom Two

8' 8" x 11' 4" (2.65m x 3.45m)

With double glazed window, radiator, fitted wardrobe cupboards.

### Bathroom

Fitted with suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





### **COMMUNAL GARDEN**

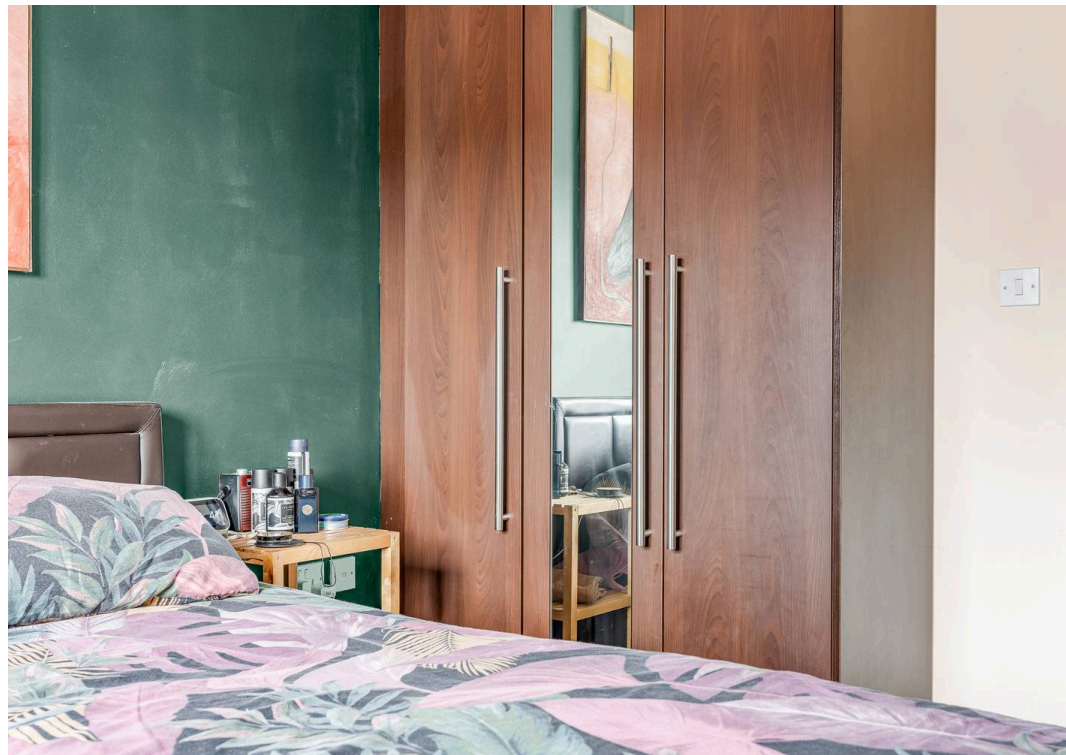
Attractive communal gardens.

### **CAR PORT**

2 Parking Spaces

Carport and allocated parking spaces.







## Elliot Heath Estate Agents

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