



Elliot Heath
ESTATE AGENTS

1 Rosa Cooper Court Plaxton Way, Ware

Guide Price **£325,000**

1 Rosa Cooper Court Plaxton Way

Ware, Ware

Immaculate 2 bed ground floor apartment with river views in Ware. Open plan living, modern kitchen & bathroom, communal gardens, parking. Close to town & station. No chain. Call 01920 293333.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



Entrance Hall

With two large storage cupboards, American walnut flooring, spotlights, radiator, entryphone system, doors to:

Living/Dining/Kitchen

17' 4" x 12' 8" (5.28m x 3.86m)

Living/Dining Room

With Upvc double glazed windows with fitted shutters, American walnut flooring, radiator, spotlights, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, tiled splash back areas, American walnut flooring.

Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)

With Upvc double glazed window to side aspect with fitted shutters, radiator.

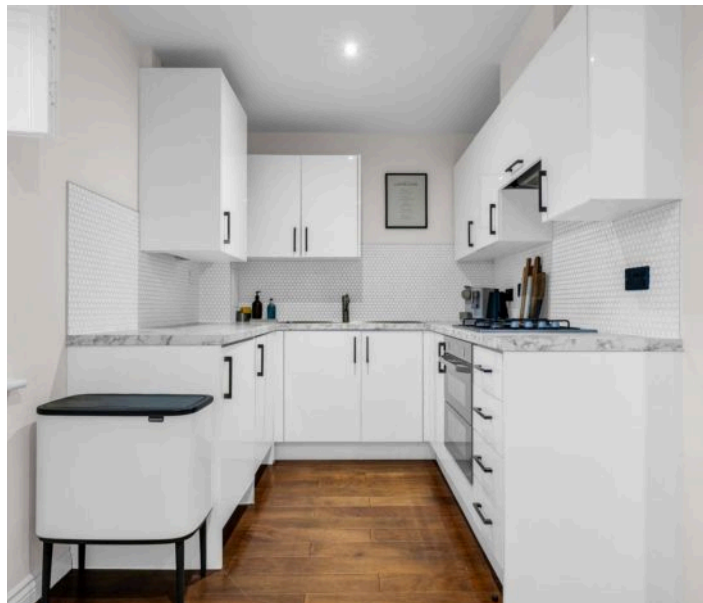
Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)

With Upvc double glazed window to side aspect with fitted shutters, radiator.

Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.





COMMUNAL GARDEN

The property is located within well kept riverside communal gardens.

ALLOCATED PARKING

1 Parking Space

Residents allocated parking space together with further visitors spaces.







Elliot Heath Estate Agents

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