



**Elliot Heath**  
ESTATE AGENTS

**Flat 32, Stewart Place Station Road, Ware**

Guide Price **£275,000**

# Flat 32

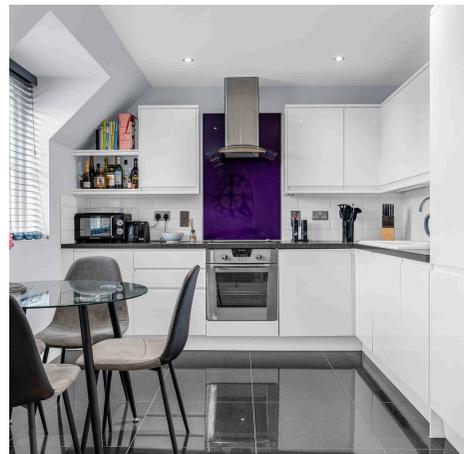
Stewart Place Station Road, Ware

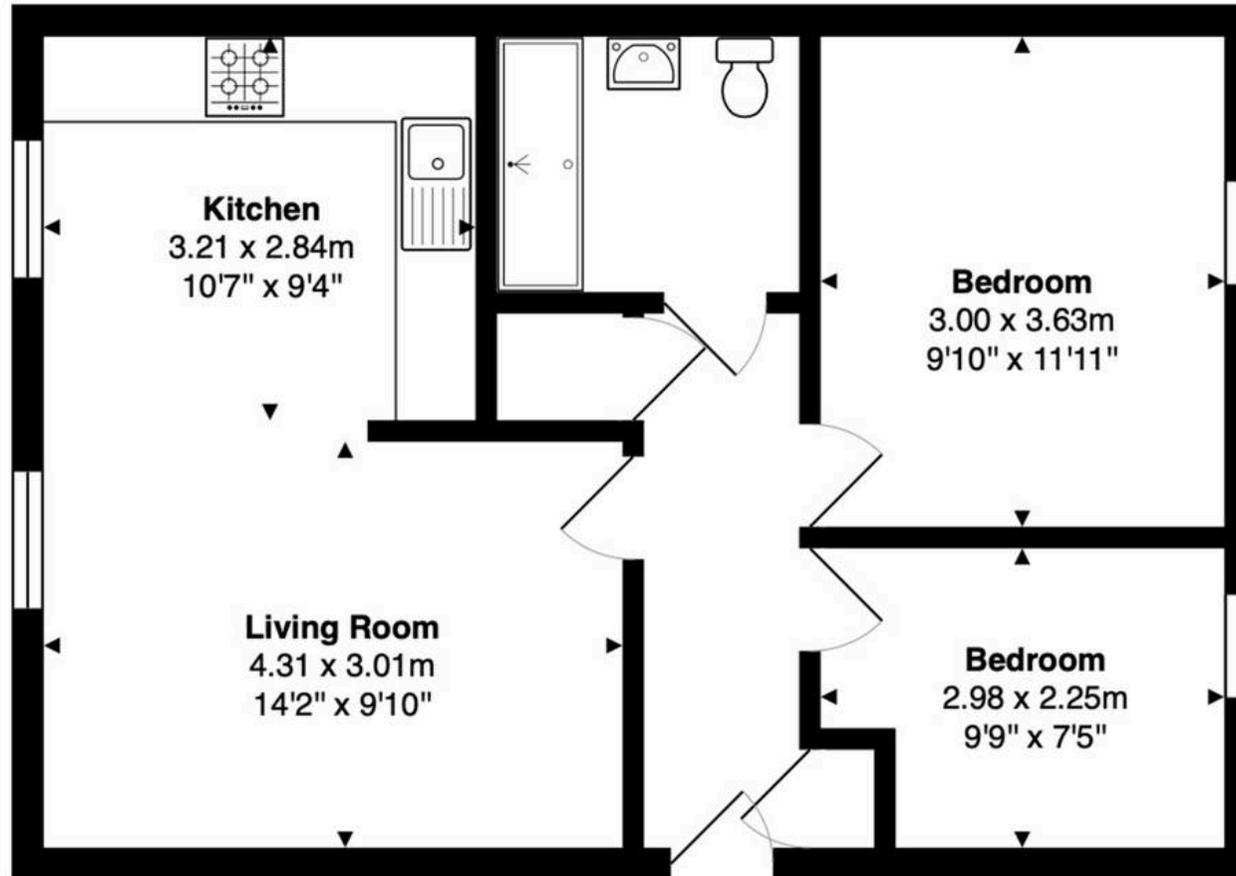
Modern top floor apartment, 2 bedrooms, spacious living room, modern kitchen, shower room, ample storage, private loft space, secure parking, communal gardens. Close to station and amenities. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Second Floor**  
Area: 52.8 m<sup>2</sup> ... 569 ft<sup>2</sup>

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 door to communal hallway with stairs rising to own front door to :-

### **Entrance Hall**

With entry phone system, electric wall heater, two built in storage cupboards, wood effect flooring, loft access, doors to:

### **Living Room**

14' 2" x 9' 11" (4.31m x 3.01m)

With double glazed window, two electric wall heaters, open to:

### **Kitchen**

10' 6" x 9' 4" (3.21m x 2.84m)

With double glazed window. 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, tiled flooring.

### **Bedroom One**

9' 10" x 11' 11" (3.00m x 3.63m)

With double glazed window, electric wall heater.

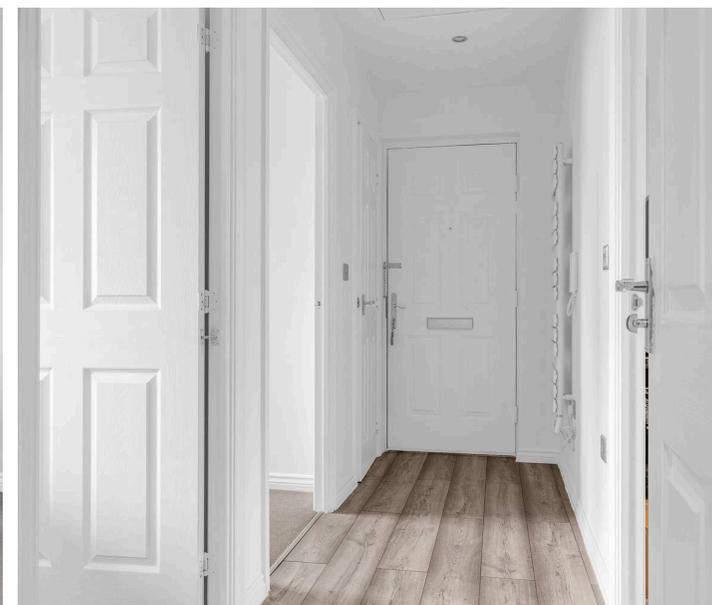
### **Bedroom Two**

9' 9" x 7' 5" (2.98m x 2.25m)

With double glazed window, electric wall heater.

### **Shower Room**

Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.





### COMMUNAL GARDEN

The property benefits from the use of communal courtyard style gardens with seating areas.

### SECURE GATED

1 Parking Space

Private gated allocated parking and visitors parking on a first come first served basis.





## Elliot Heath Estate Agents

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