



Elliot Heath
ESTATE AGENTS

4 Rosebery House Gladstone Road, Ware
Part Buy, Part Rent **£134,000**

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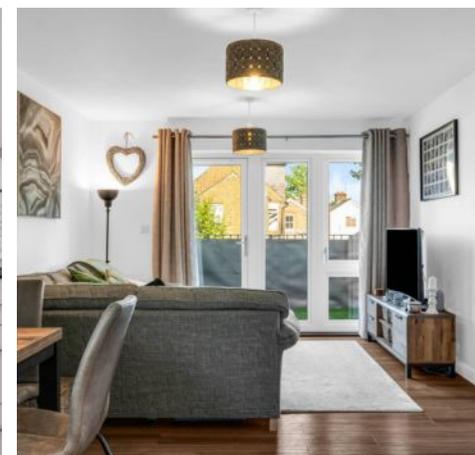
Ware, Ware

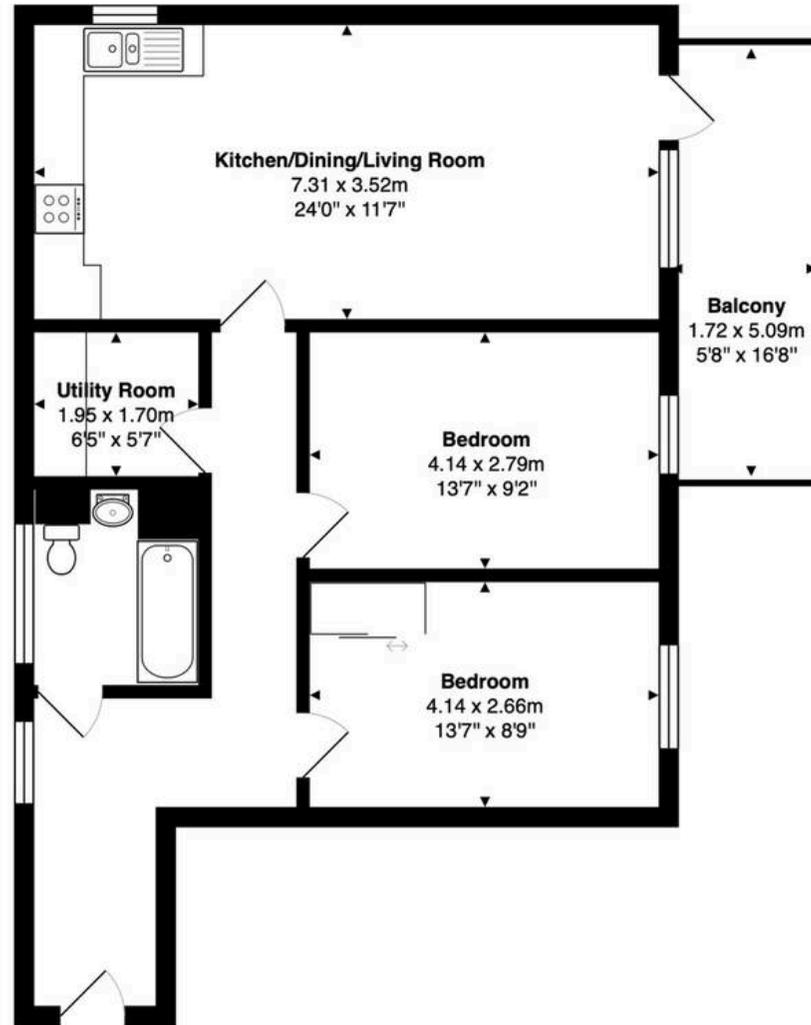
For sale: 40% share of a two-bedroom apartment with private balcony, open plan living area, utility room, double bedrooms, bathroom, gas central heating, double glazing, parking. Close to amenities. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





First Floor

Total Area: 71.9 m² ... 774 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 first floor landing and private front entrance door to:

Entrance Hall

With double glazed window, secure entry phone system, radiator, wood effect flooring, doors to:

Kitchen/Dining/Living Room

24' 0" x 11' 7" (7.31m x 3.52m)

Kitchen

With double glazed window with obscure glass. Fitted with a range of wall and base storage unit with work surfaces over incorporating a sink and drainer unit, fully integrated, wood effect flooring, open to:

Dining/Living Room

With double glazed window and door to the generous private balcony, radiator, wood effect flooring.

Utility Room

6' 5" x 5' 7" (1.95m x 1.70m)

Fitted with a range of wall units, work surface with appliance space below, wall mounted boiler, radiator, wood effect flooring.

Bedroom One

13' 7" x 9' 2" (4.14m x 2.79m)

With double glazed window, radiator.

Bedroom Two

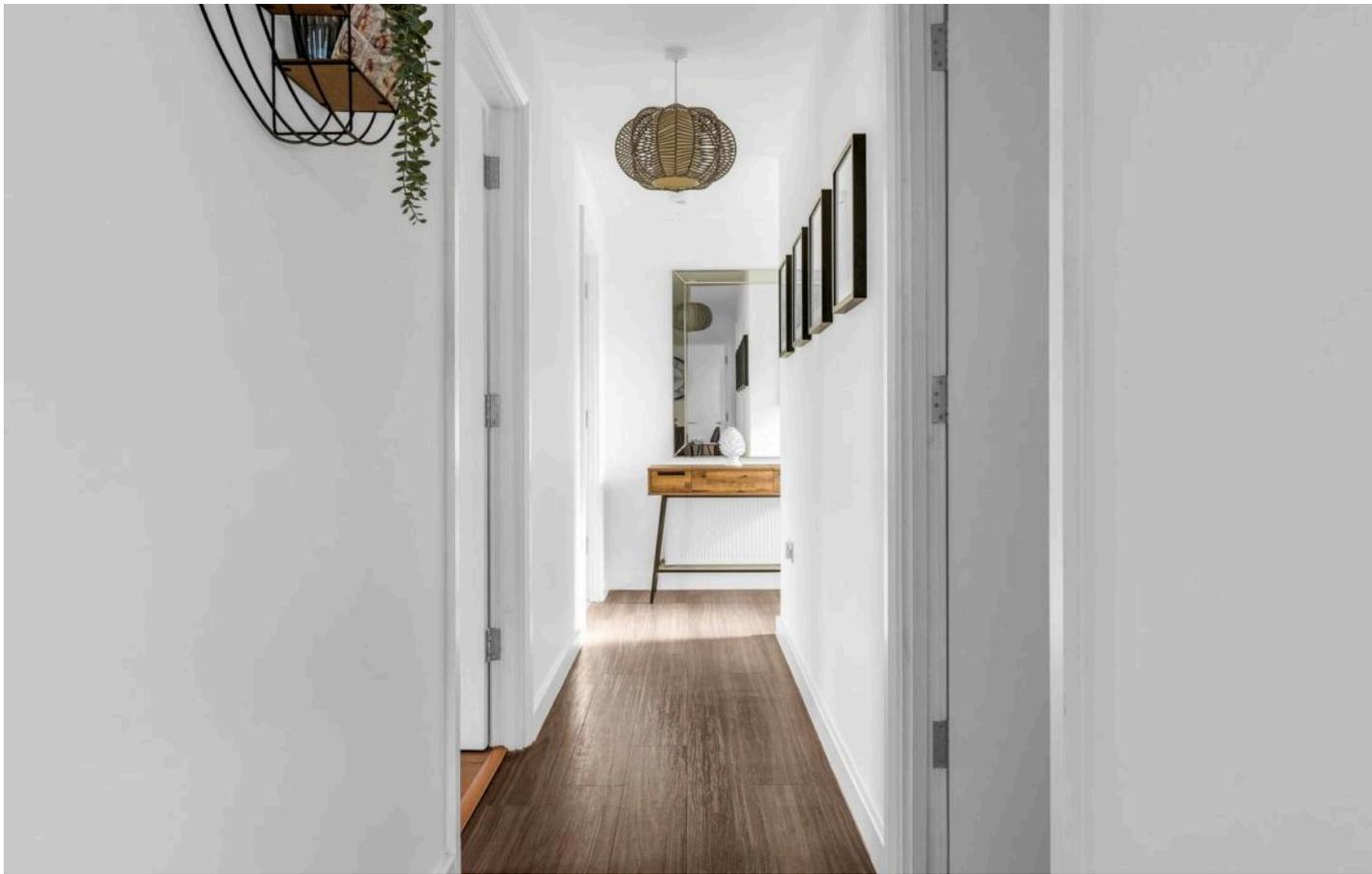
13' 7" x 8' 9" (4.14m x 2.66m)

With double glazed window, radiator, wood effect flooring.

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.





BALCONY

Generous private balcony measuring approximately 1.72 x 5.09 (5'8 x16'8)

COMMUNAL GARDEN

Attractive communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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