



Elliot Heath
ESTATE AGENTS

91c Musley Hill, Ware
Guide Price **£250,000**

91c Musley Hill

Ware, Ware

Rare opportunity to acquire 1 bed first floor apartment in Victorian villa with character. Features private garden, modern kitchen, allocated parking. Close to Ware town centre & transport links. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





First Floor

Total Area: 40.4 m² ... 435 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.

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Communal Entrance Hall

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

Entrance Hall

With secure entry phone system, radiator, doors to:

Living/Dining Room

14' 1" x 12' 6" (4.30m x 3.80m)

With sash window, dado rail, picture rail, ceiling rose, attractive fireplace, radiator, built in storage cupboard.

Kitchen

With sash window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, appliance space, tiled splash back areas, tiled flooring, radiator.

Bedroom

11' 6" x 9' 11" (3.51m x 3.01m)

With sash window, coving to ceiling, ceiling rose, radiator.

Shower Room

Window with obscure glass. Fitted with a suite comprising shower cubicle, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





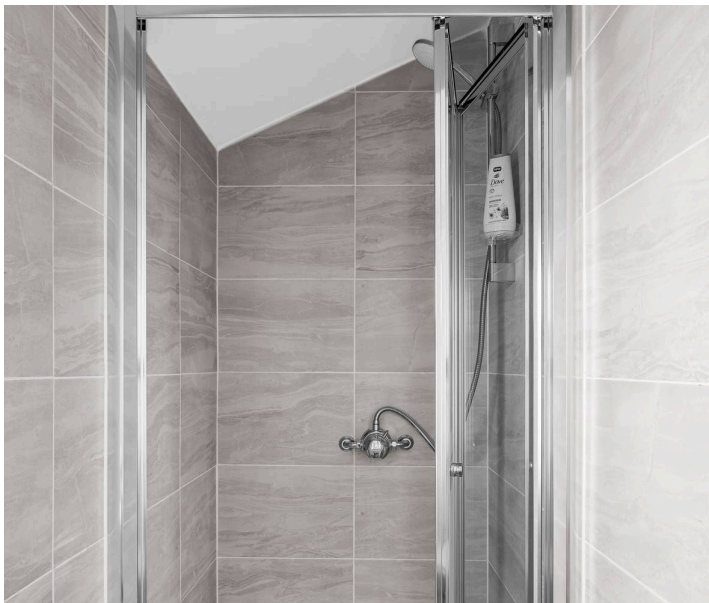
GARDEN

Large enclosed private garden that has been thoughtfully landscaped with shingle and patio seating areas, artificial lawn and raised shrub beds.

ALLOCATED PARKING

1 Parking Space

One allocated parking space.





Elliot Heath Estate Agents

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