



Elliot Heath
ESTATE AGENTS

Flat 3, Gospel Court Collett Road, Ware
Offers Over **£240,000**

Flat 3

Gospel Court Collett Road, Ware

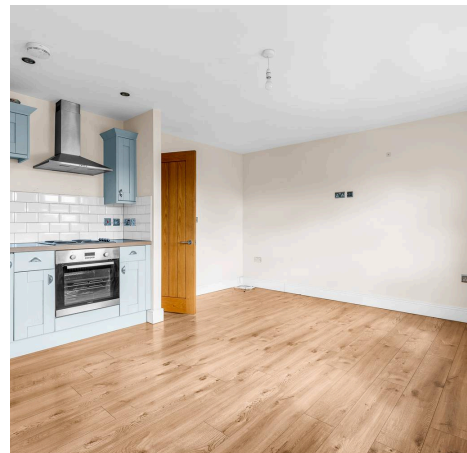
Attractive two-bedroom apartment in exclusive development for sale with shared freehold, no chain, low communal costs, and strong rental history. Ideal for various buyers. EPC Rating: B.
Council Tax band: C

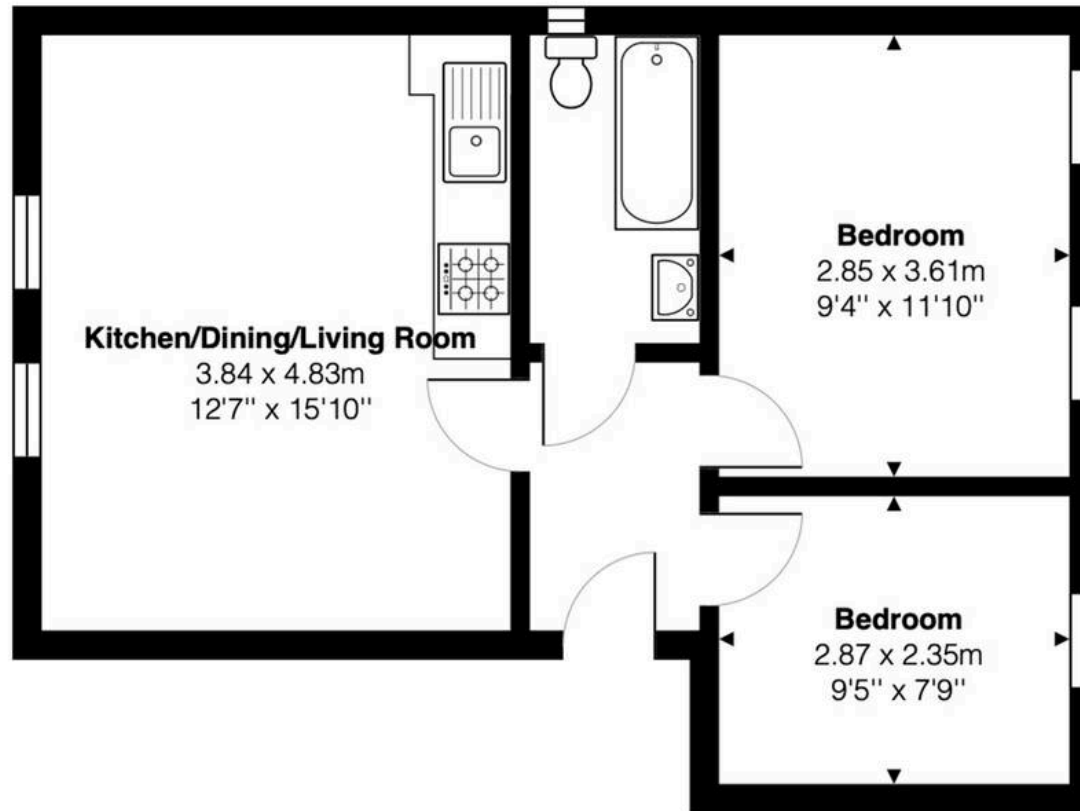
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- **Modern Living:** A well-equipped kitchen and bathroom, spacious living/dining area, UPVC double glazing, and gas central heating.
- **Outdoor Space:** Secure, gated communal garden with a lawn and raised decking – a relaxing spot to enjoy.
- **Convenient Parking:** Off-street parking for residents.
- **Great Location:** Within walking distance of Ware's town centre and mainline railway station, offering excellent connections to London and surrounding areas.
- **No Chain:** Ready for a smooth and swift purchase.





First Floor

Total Area: 44.6 m² ... 480 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

Accommodation

Communal entrance door, wall mounted postboxes and staircase rising to first floor landing. Solid Oak private front entrance door to:

Entrance Hall

With wood flooring, secure entryphone system, radiator, doors to:

Kitchen/Dining/Living Room

12' 7" x 15' 10" (3.84m x 4.83m)

Bright and versatile, with large windows, wood flooring, and a stylish kitchen with integrated appliances.

Dining/Living Room

With two UPVC double glazed windows to front aspect, wall mounted 'old-school' style radiator, wood flooring, open to:

Kitchen

Fitted with a range of wall and base storage units with wood-effect work surfaces over incorporating a stainless steel sink and drainer unit with chrome mixer tap, integrated electric oven and hob with extractor hood over, space for washing machine and fridge-freezer, tiled splash back areas, wood flooring.

Bedroom One

9' 4" x 11' 10" (2.85m x 3.61m)

Spacious double bedroom with two rear-aspect windows, radiator.

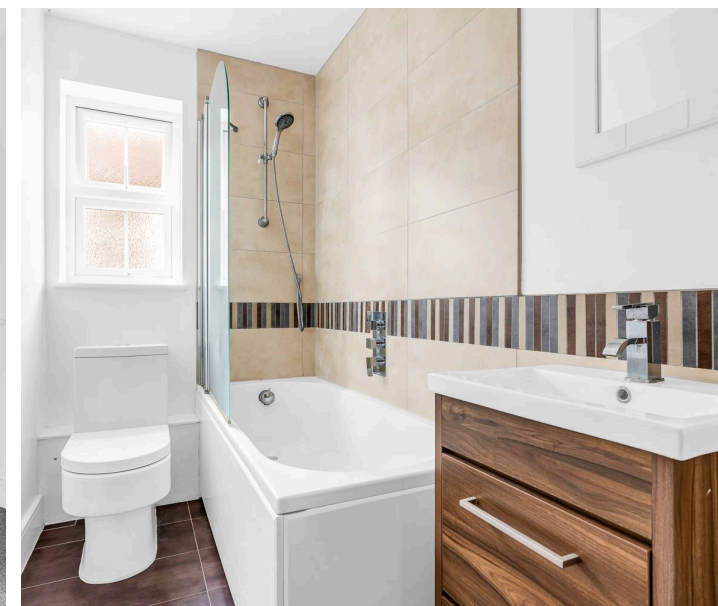
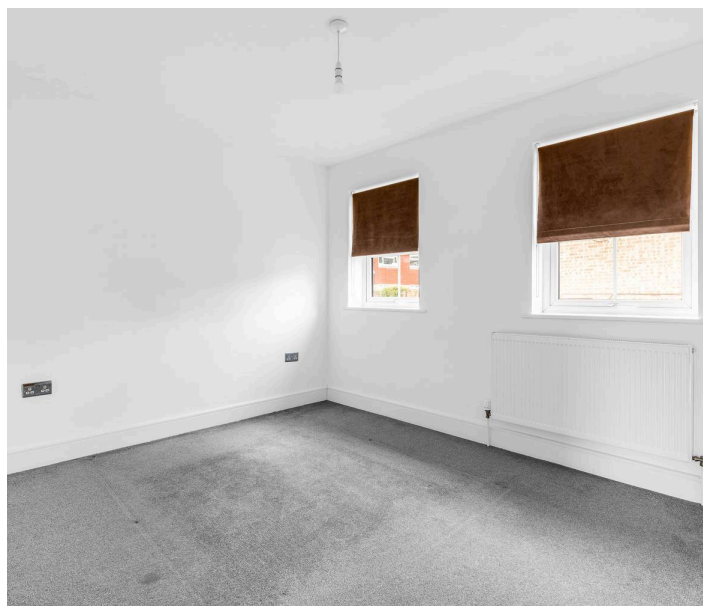
Bedroom Two

9' 5" x 7' 9" (2.87m x 2.35m)

Ideal as a second bedroom or home office, with views of the garden, radiator.

Bathroom

With UPVC double glazed window to side aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with wall mounted thermostatically controlled shower and glass shower screen, dual flush wc, vanity unit with inset wash hand basin, tiled finishes, extractor fan.





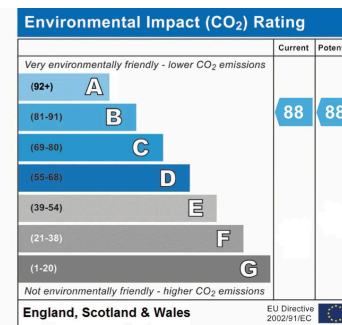
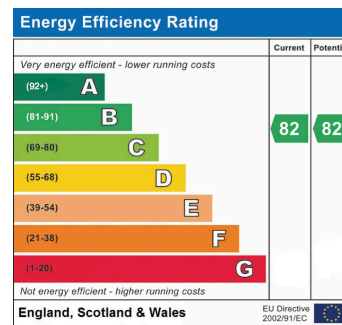
COMMUNAL GARDEN

Secure gated communal garden which is predominantly laid to lawn with a raised decked area.

OFF STREET

1 Parking Space

Off street parking.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk