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**Elliot Heath**  
ESTATE AGENTS

**Flat D, 89 Musley Hill, Ware**  
Guide Price **£225,000**

# Flat D

89 Musley Hill, Ware

Charming Victorian apartment in Ware town centre with period features, high spec finishes, communal gardens, and parking. Close to shops, bars, restaurants, and train station.

Council Tax band: B

Tenure: Share of Freehold





**First Floor**  
Area: 40.9 m<sup>2</sup> ... 440 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 front entrance door to communal hall with stairs rising to the first floor. Private front entrance door to :

**Entrance Hall**

Solid wood flooring, doors giving access to:

**Living/Dining Room**

14' 1" x 13' 1" (4.28m x 3.98m)

With sash window to rear aspect, feature fireplace with ornate surround, solid wood flooring, radiator, storage cupboard.

**Kitchen**

With sash window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a stainless steel sink and drainer unit, built in oven with ceramic hob and extractor fan over, tiled surrounds. space for washing machine and space for fridge freezer, tiled flooring, radiator.

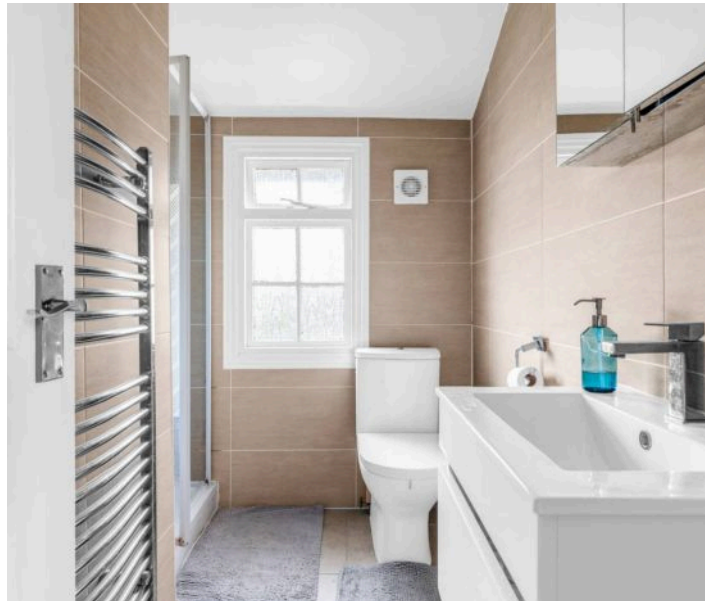
**Bedroom**

11' 6" x 9' 1" (3.50m x 2.78m)

With sash window to rear aspect, solid wood flooring, cupboard housing boiler.

**Shower Room**

Fitted with a suite comprising a fully tiled walk shower with glass screen, low level w.c, wall mounted wash hand basin. tiled splash back areas, chrome heated towel rail, tiled flooring.





**COMMUNAL GARDEN**

Communal garden area.

**ALLOCATED PARKING**

1 Parking Space

Allocated parking space.





## Elliot Heath Estate Agents

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