



**Elliot Heath**  
ESTATE AGENTS

**1 Rosa Cooper Court Plaxton Way, Ware**

Prices From **£325,000**

# 1 Rosa Cooper Court Plaxton Way

Ware, Ware

Immaculate 2 bed ground floor apartment with river views in Ware. Open plan living, modern kitchen & bathroom, communal gardens, parking. Close to town & station. No chain. Call 01920 293333.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# Ground Floor

Approx. 60.3 sq. metres (649.4 sq. feet)



### Entrance Hall

With two large storage cupboards, American walnut flooring, spotlights, radiator, entryphone system, doors to:

### Living/Dining/Kitchen

17' 4" x 12' 8" (5.28m x 3.86m)

### Living/Dining Room

With Upvc double glazed windows with fitted shutters, American walnut flooring, radiator, spotlights, open to:

### Kitchen

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, American walnut flooring.

### Bedroom One

12' 6" x 9' 11" (3.81m x 3.02m)

With Upvc double glazed window to side aspect with fitted shutters, radiator.

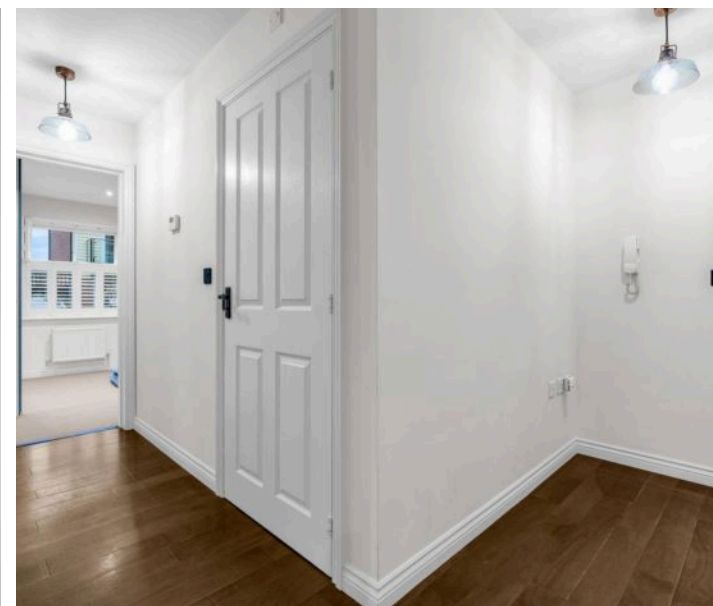
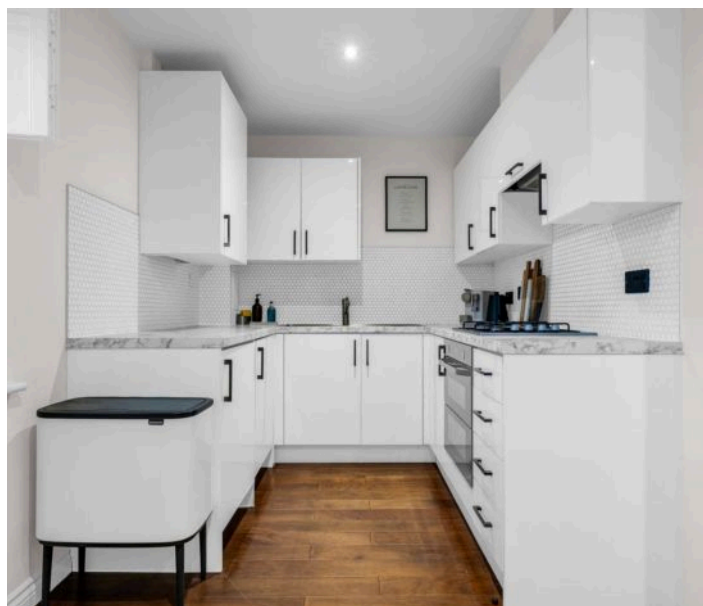
### Bedroom Two

10' 1" x 9' 11" (3.07m x 3.02m)

With Upvc double glazed window to side aspect with fitted shutters, radiator.

### Bathroom

Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, vanity unit with wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.





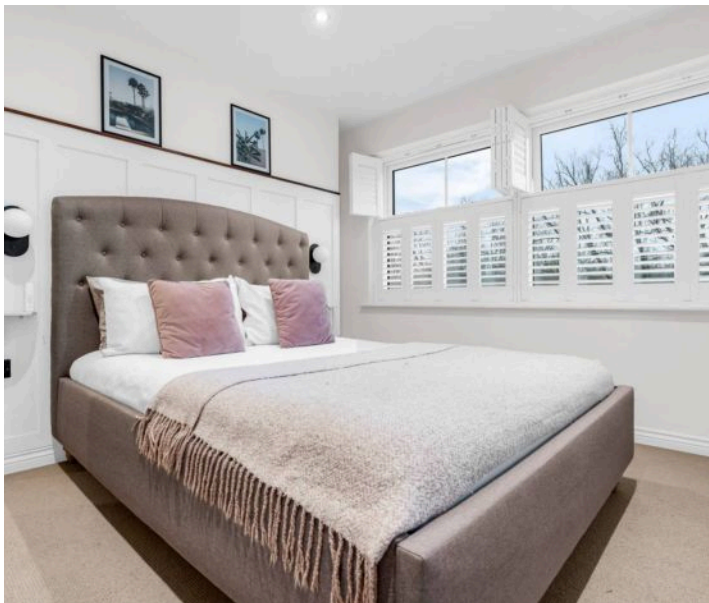
### COMMUNAL GARDEN

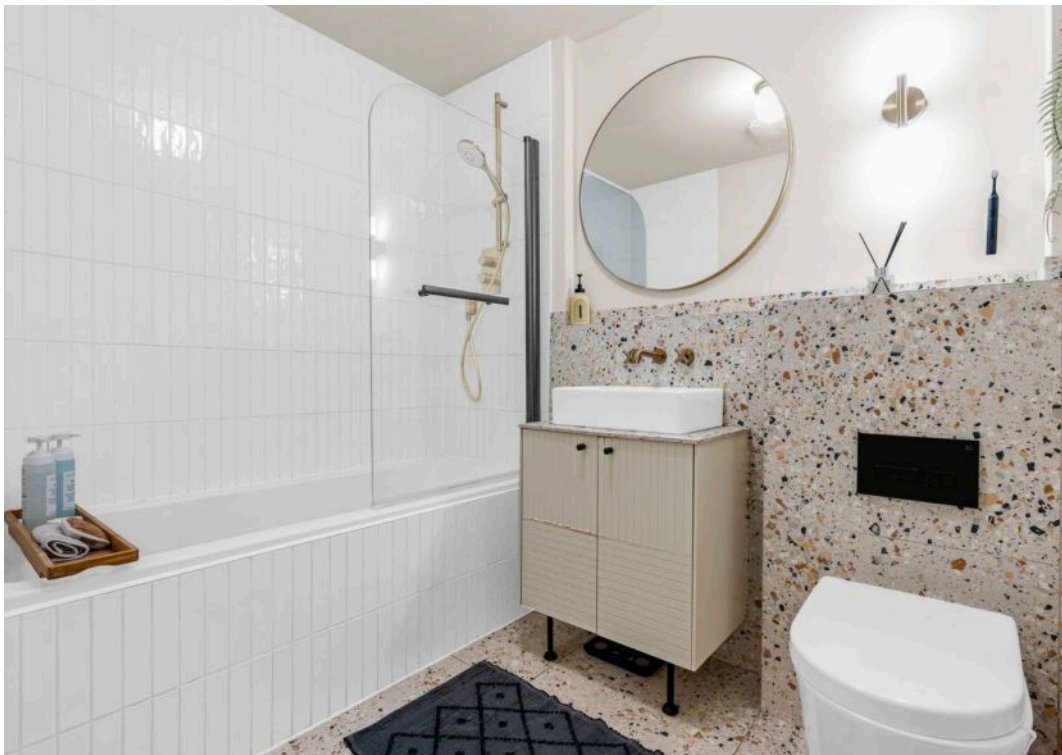
The property is located within well kept riverside communal gardens.

### ALLOCATED PARKING

1 Parking Space

Residents allocated parking space together with further visitors spaces.









## Elliot Heath Estate Agents

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