



Elliot Heath
ESTATE AGENTS

19 Kestrel Court, WARE – SG12 0XQ

Guide Price **£205,000**

19 Kestrel Court

WARE, Ware

Elliot Heath are pleased to offer this one-bedroom second-floor apartment, ideally situated within a tree-lined setting on the ever-popular Old Vicarage development. The property benefits from a bright living/dining room, fitted kitchen, modern bathroom and a well-proportioned double bedroom. Additional features include double glazing, attractive shared gardens and ample communal parking. Ware is a charming riverside town offering a wide range of amenities, including scenic riverside pubs and eateries, as well as supermarkets for everyday essentials. Ware Train Station is within easy walking distance of the High Street and provides direct services to London Liverpool Street in approximately 45 minutes. To arrange a viewing, please contact Elliot Heath on 01920 293333.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





Accommodation

With stairs rising to all floors and private front entrance door to:

Entrance Hall

With two built in storage cupboards and doors to:

Living/Dining Room

9' 11" x 17' 3" (3.02m x 5.27m)

With double glazed window over looking the communal gardens, wood flooring, feature fireplace, door to the bedroom, open to:

Kitchen

With double glazed window to front aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a Butler style sink unit, appliance space, tiled splash back areas, wood effect flooring.

Bedroom

9' 3" x 12' 7" (2.82m x 3.83m)

With double glazed window to rear aspect and door to:

Bathroom

With double glazed window to front aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tile effect flooring. Door to the entrance hall.



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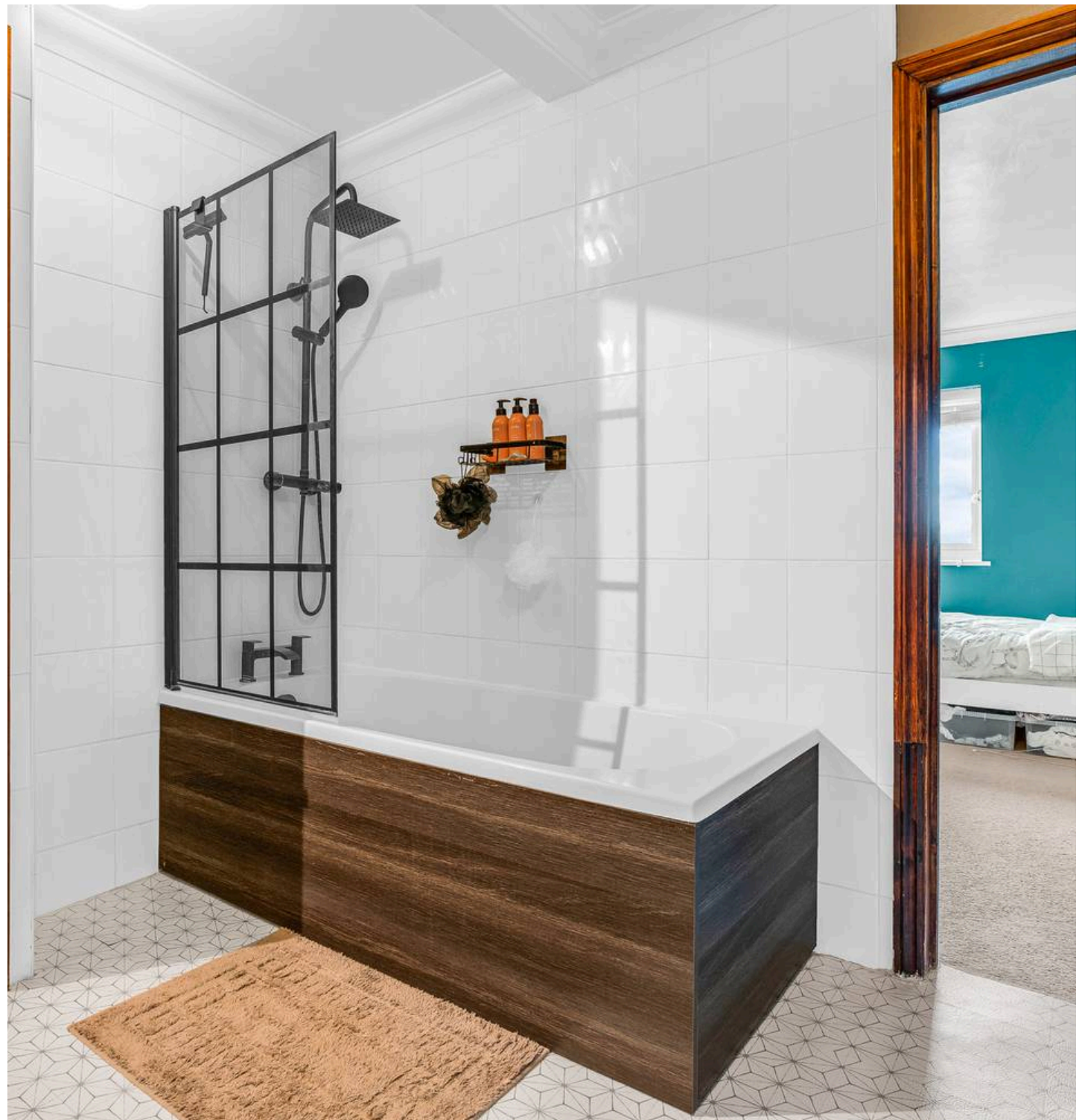
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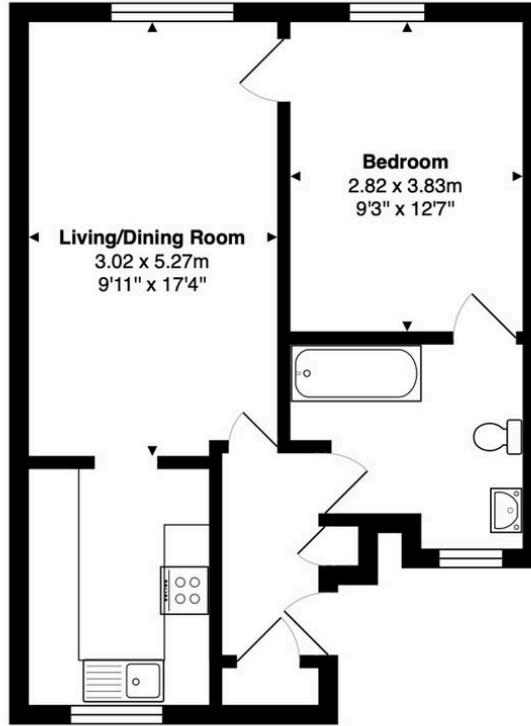
COMMUNAL GARDEN

Attractively landscaped communal gardens.

OFF STREET

2 Parking Spaces

Ample communal parking area.



Second Floor
Area: 44.9 m² ... 483 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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Elliot Heath Estate Agents

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

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk