



**Elliot Heath**  
ESTATE AGENTS

**23 Willow View, Crane Mead – SG12 9FJ**

Guide Price **£320,000**

## 23 Willow View

Crane Mead, Ware

Elliot Heath are pleased to present this superb two double bedroom top-floor apartment, set within a highly regarded riverside development. The property offers well-proportioned accommodation throughout, including a renovated kitchen and a refitted en-suite shower room to the main bedroom. Further benefits include a private balcony, generous loft storage, and a garage. Ideally located within walking distance of Ware's town centre amenities and mainline station. To arrange a viewing, please call 01920 293333.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





### **Accommodation**

Communal front entrance door with entry phone system to:

#### **Communal Entrance Hall**

With stairs rising to the first floor, private front entrance door to:

#### **Entrance Hall**

With airing cupboard, access to boarded loft, further storage cupboard, electric wall heater, herringbone wood flooring and doors to:

#### **Living Room**

With double glazed door and windows to private balcony with far-reaching views. Two wall mounted heaters, wood effect flooring, power points and television point. Open to:

#### **Kitchen**

With double-glazed window to the rear aspect. The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. Integrated appliances include an oven and hob with extractor hood above, fridge/freezer and washing machine. Further features include tiled flooring and power points throughout.

#### **Bedroom One**

With double glazed window to front aspect, wall mounted heater, wood effect flooring, power points and television point. Door to:

#### **En Suite Shower**

Fitted with a suite comprising a larger-than-original, fully tiled shower cubicle, pedestal wash hand basin, low level WC, wall-mounted heated towel rail, wall-mounted heater, extractor fan, shaver point, recessed lighting, tiled flooring and part-tiled walls.



**Bedroom Two**

With double glazed window to front aspect, wall mounted heater, wood effect flooring and power points.

**Bathroom**

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, wall mounted heated towel rail, wall mounted heater, extractor fan, shaver point, tiled flooring and part tiled walls.





#### **BALCONY**

Private balcony overlooking the communal gardens.

#### **COMMUNAL GARDEN**

Attractively landscaped communal gardens with access onto the River Lea tow path.

#### **GARAGE**

Single Garage

Private garage with up and over door and visitors parking bays.



## Elliot Heath Estate Agents

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