



Elliot Heath
ESTATE AGENTS

Flat 53, Stewart Place Station Road, Ware

Guide Price **£275,000**

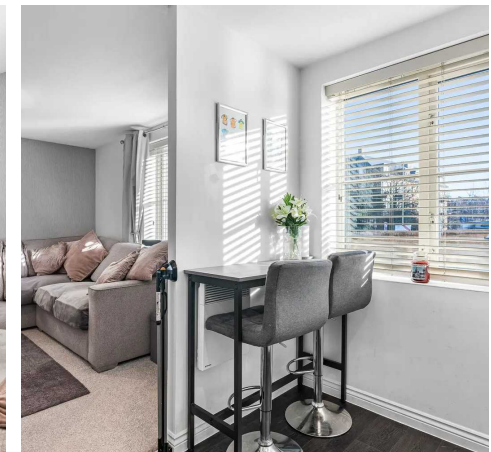
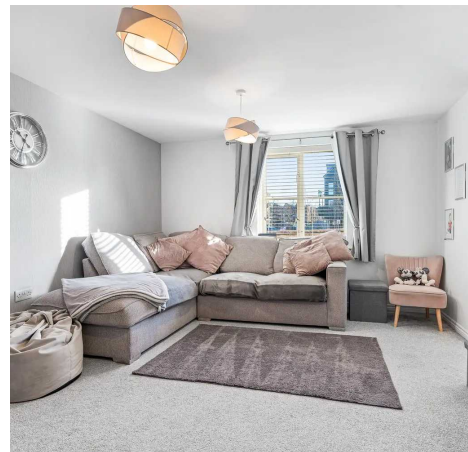
Flat 53

Stewart Place Station Road, Ware

Well presented 2 bed ground floor modern apt in modern complex. Short walk to Ware Station & High St. Benefits incl. Upvc double glazed windows, modern kitchen, luxury bathroom, lift access, communal gardens, secure parking.

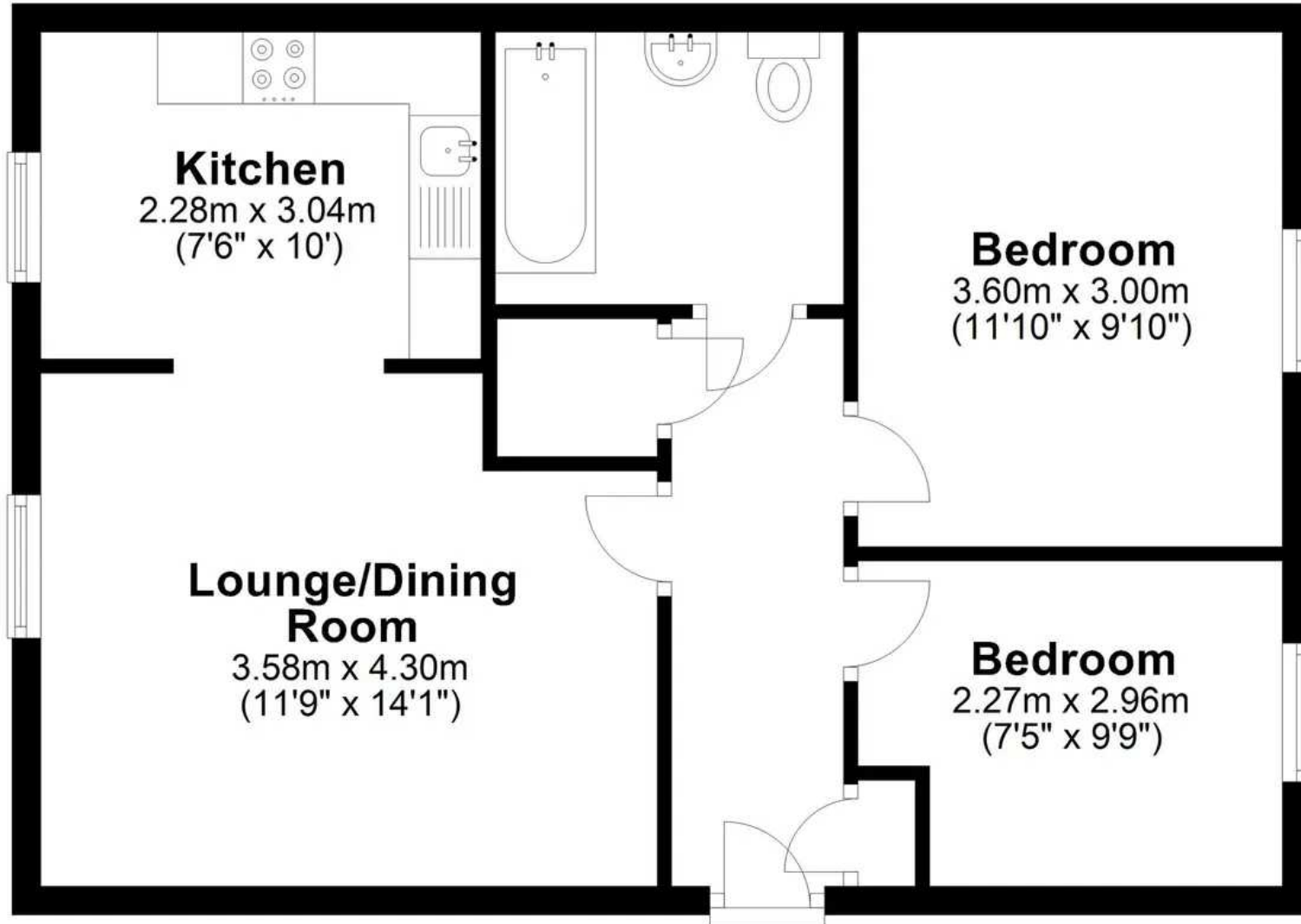
Council Tax band: C

Tenure: Leasehold



Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Total area: approx. 51.7 sq. metres (556.7 sq. feet)

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

Communal Entrance Hall

Communal entrance door leading into entrance hallway. Electric panel heater, carpeted flooring, door to lift to lower level parking, and further door to the apartment entrance

Entrance Hall

Entrance door leading into private entrance hall. Entry phone system, energy efficient electric panel heater, storage cupboard with electric fuse-box, doors to:

Lounge/Dining Room

11' 9" x 14' 1" (3.58m x 4.29m)

With double glazed window to side aspect overlooking parking area, energy efficient electric panel heater. Archway to:

Kitchen

7' 6" x 10' 0" (2.29m x 3.05m)

With double glazed window to side aspect. Fitted with a range of wall and base storage units, integrated fridge/freezer, dishwasher and washer, stainless steel sink and drainer unit inset in work surface, tiled splashbacks, integrated electric oven and hob over.

Bedroom One

11' 10" x 9' 10" (3.61m x 3.00m)

With double glazed window to front aspect overlooking courtyard, energy efficient electric panel heater.

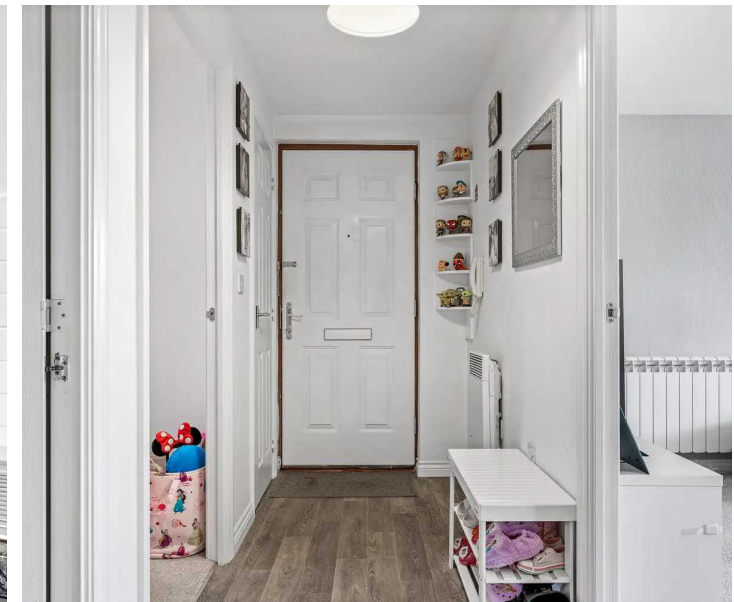
Bedroom Two

7' 5" x 9' 9" (2.26m x 2.97m)

With double glazed window overlooking courtyard, energy efficient electric panel heater.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment, main fed power shower over, low level wc with push button cistern, pedestal wash hand basin with built-in shelving unit behind, tiled splashbacks, extractor fan, energy efficient electric panel heater.





COMMUNAL GARDEN

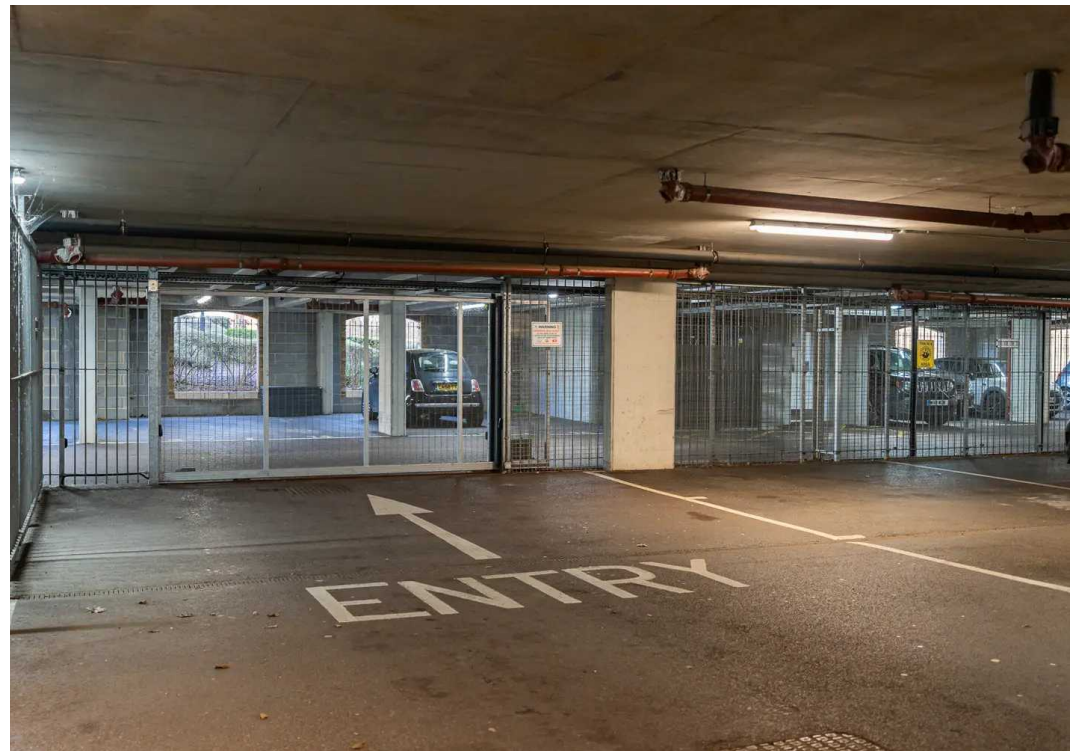
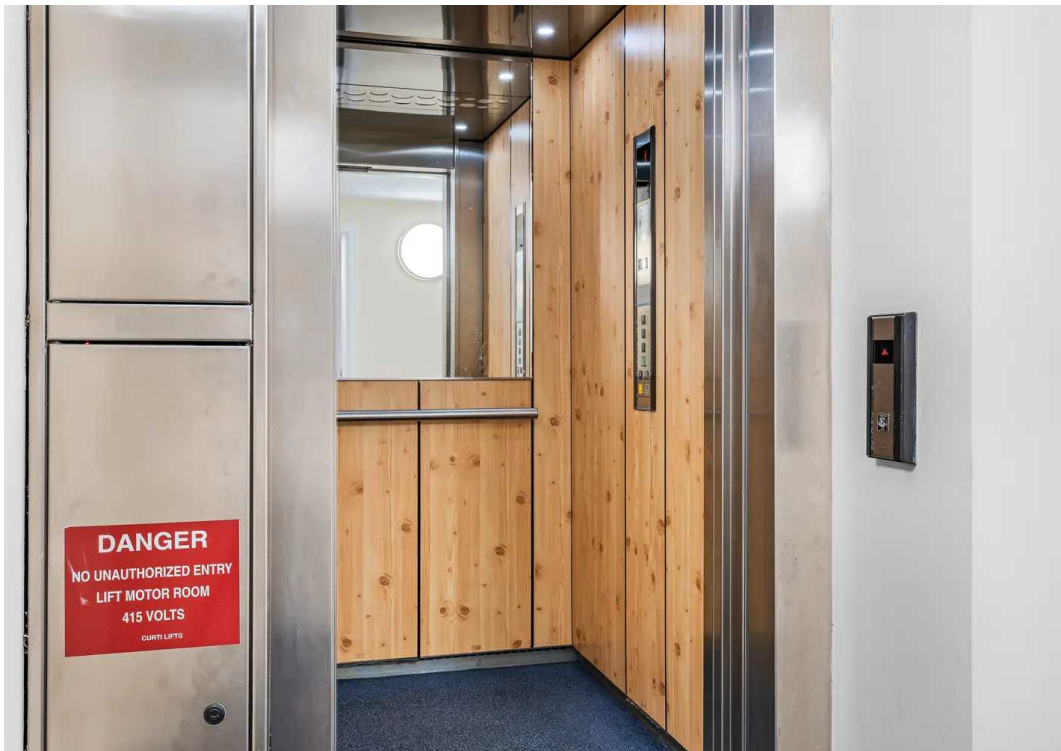
Attractive communal areas.

SECURE GATED

1 Parking Space

The property benefits from gated secure parking for one vehicle and Permit for a visitor parking.







Elliot Heath Estate Agents

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