



Elliot Heath
ESTATE AGENTS

15 Buryfield Maltings Watton Road, Ware

Guide Price **£325,000**

15 Buryfield Maltings Watton Road

Ware, Ware

Spacious 2-bed apt in attractive conversion. Walk to town centre & train station. Exposed timbers, private balcony, Juliette balcony & parking. Call 01920 293333 to view.

Council Tax band: D

Tenure: Leasehold

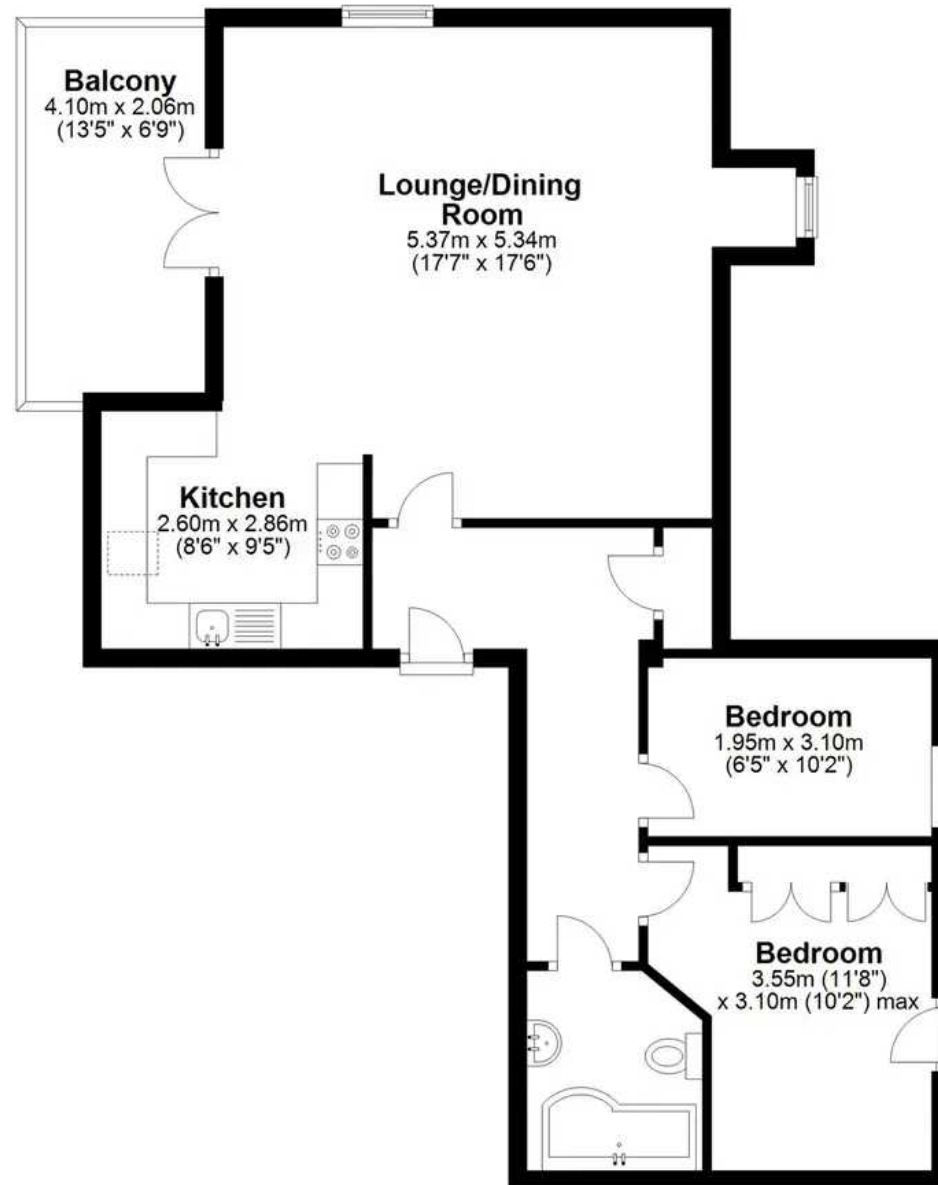
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Second Floor

Approx. 74.0 sq. metres (796.4 sq. feet)



Total area: approx. 74.0 sq. metres (796.4 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

Entrance Hall

With built in storage cupboard, entryphone system and doors to:

Lounge/Dining Room

17' 7" x 17' 6" (5.36m x 5.33m)

Triple aspect with double glazed window, Velux window and doors giving access to the large southerly aspect balcony, exposed timbers, two electric panel heaters, wood effect flooring to dining area, open to:

Kitchen

8' 6" x 9' 5" (2.59m x 2.87m)

With Velux window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with hob and extractor over, integrated appliance, space and plumbing for washing machine, tiled splash back areas, wood effect flooring, exposed timbers.

Bedroom One

11' 8" x 10' 2" (3.56m x 3.10m)

With double glazed door to Juliet balcony, electric panel heater, fitted wardrobe cupboards.

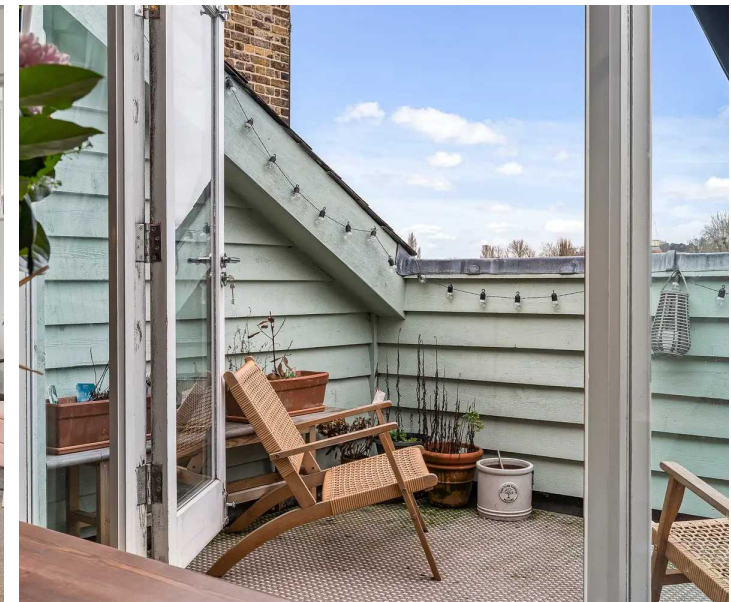
Bedroom Two

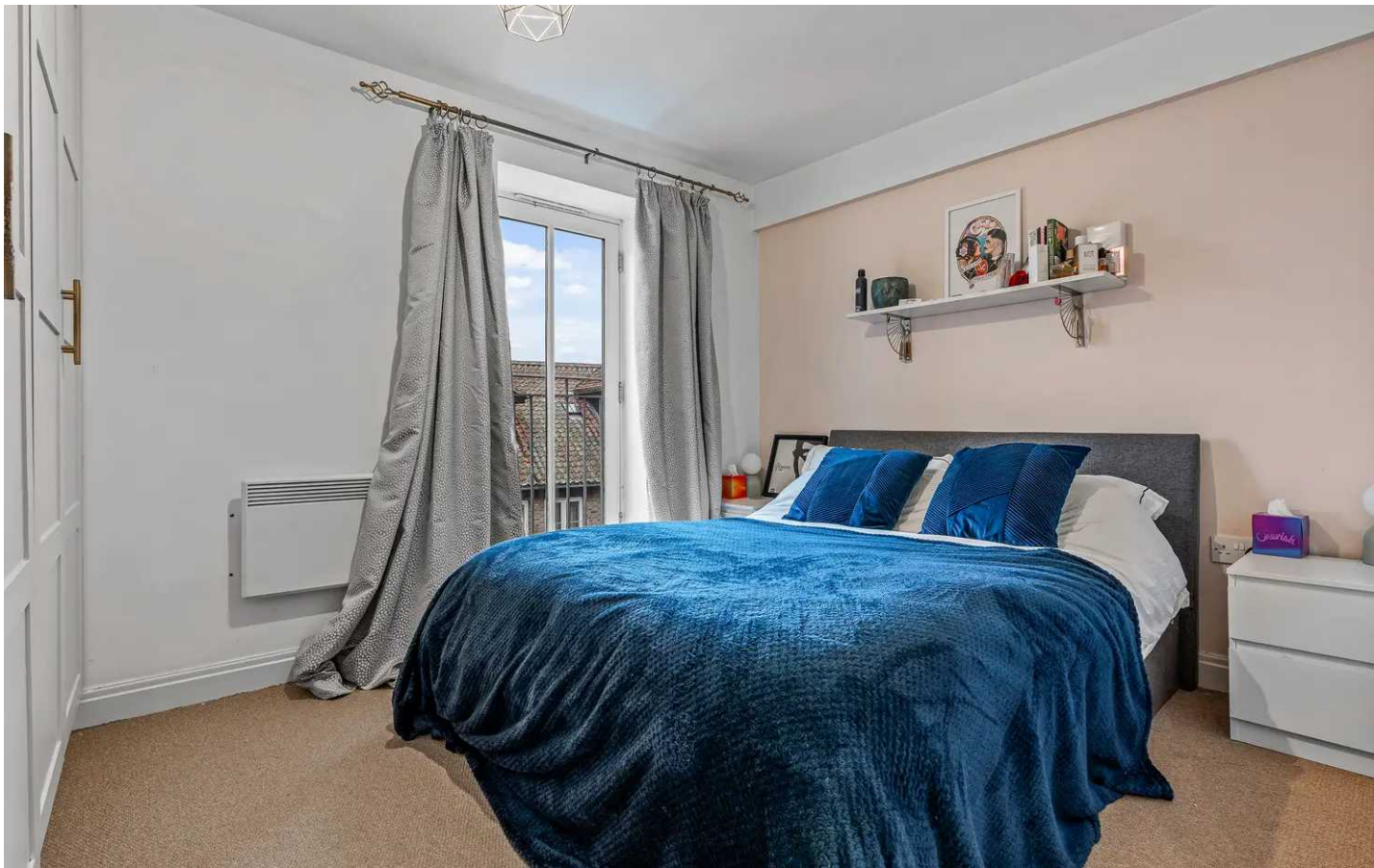
6' 5" x 10' 2" (1.96m x 3.10m)

With double glazed window, electric panel heater.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, heated towel rail, wood effect flooring.





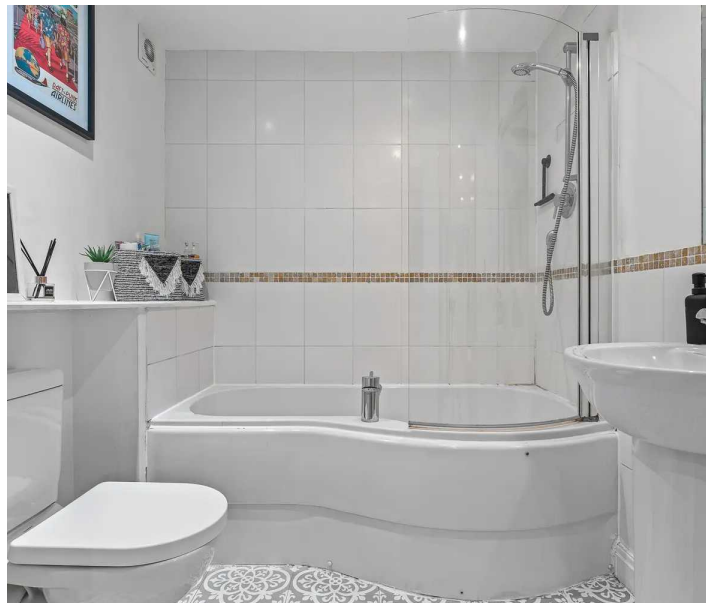
COMMUNAL GARDEN

Communal areas with courtesy lighting.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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