



Elliot Heath
ESTATE AGENTS

118 Trapstyle Road, Ware – SG12 0BX

Guide Price **£230,000**

118 Trapstyle Road

Ware, Ware

Elliot Heath are pleased to offer this apartment that has the benefit of a lease of approx. 111 years, and offers extremely spacious accommodation to include entrance hall, reception room/dining room, refitted kitchen, shower room, two bedrooms, residents parking for the property and communal gardens. The property is located just a short walk of the River Lea and Ware High Street together with the mainline station serving London's Liverpool Street. To arrange your appointment to view please call 01920 293333.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Entrance Hall

With built in storage cupboard, electric panel heater, doors to:

Reception Room

15' 8" x 10' 2" (4.78m x 3.10m)

With double glazed window to side aspect, electric panel heater, door to:

Kitchen

11' 1" x 6' 6" (3.38m x 1.98m)

With double glazed window to side aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven with hob and extractor over, appliance space, tiled splash back areas, wood effect flooring.

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

With double glazed window to side aspect, electric panel heater.

Bedroom Two

10' 3" x 6' 11" (3.12m x 2.11m)

With double glazed window to side aspect, electric panel heater.



Bathroom

Fitted with a suite comprising large walk in shower cubicle, pedestal wash hand basin, low flush wc, fully tiled, heated towel rail.



COMMUNAL GARDEN

The property benefits from communal gardens, drying area and refuse facilities.

ALLOCATED PARKING

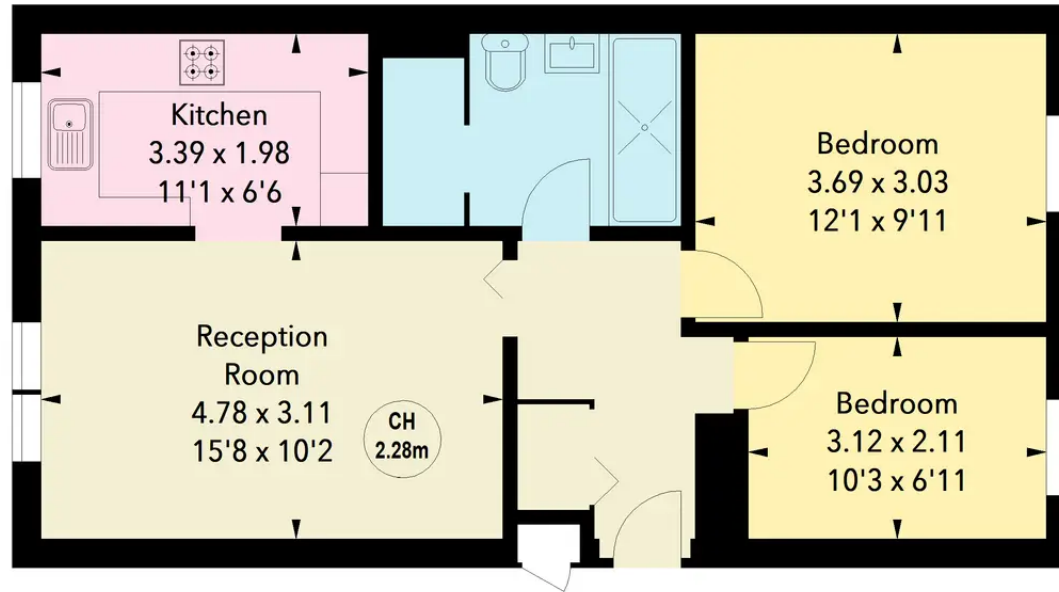
1 Parking Space

Dedicated parking plus visitors spaces.

Trapstyle Road, SG12

Key :
CH - Ceiling Height

Approximate Area = 55.28 sq m / 595 sq ft



Second Floor

Illustration For Identification Purposes Only.

All measurements and areas are approximate, not to scale.

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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