

# Elliot Heath

24 Dixons Court Crane Mead, Ware Guide Price £260,000

## 24 Dixons Court Crane Mead

Ware, Ware

Spacious 2-bed top floor apartment in riverside development near Ware High Street & train station. Open plan living/dining, fitted kitchen, double glazing, allocated parking, communal gardens, loft storage, low service charges. Call 01920 293333 to arrange viewing. Approx. 40 mins to London. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









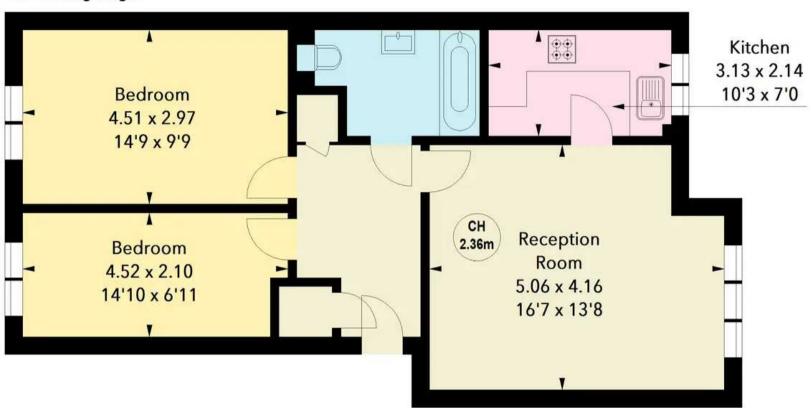


# Dixons Court, SG12

Approximate Area = 63.54 sq m / 684 sq ft

Key:

**CH - Ceiling Height** 



Third Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.
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#### **Accommodation**

Communal entrance door to communal hallway accessed via security entry phone system with stairs rising to private entrance door to: -

#### **Entrance Hall**

With two built in storage cupboards, electric panel heater, wood effect flooring, doors to:

## **Reception Room**

16' 7" x 13' 8" (5.05m x 4.17m)

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

#### Kitchen

10' 3" x 7' 0" (3.12m x 2.13m)

With Upvc 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 oven with hob and extractor over, appliance space, tiled splash back areas.

#### **Bedroom One**

14' 9" x 9' 9" (4.50m x 2.97m)

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

#### **Bedroom Two**

14' 10" x 6' 11" (4.52m x 2.11m)

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

#### **Bathroom**

With Upvc double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, low-level WC, tiled splashbacks, wall mounted Dimplex panel heater.













### **COMMUNAL GARDEN**

Located on this popular development the property is situated in delightful well maintained riverside communal gardens. Communal refuse area.

## **PERMIT**

2 Parking Spaces

Permit parking the vendor currently holds two permits.











# Elliot Heath Estate Agents

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