



Elliot Heath
ESTATE AGENTS

14 River Street, WARE
Guide Price £300,000

14 River Street

WARE, Ware

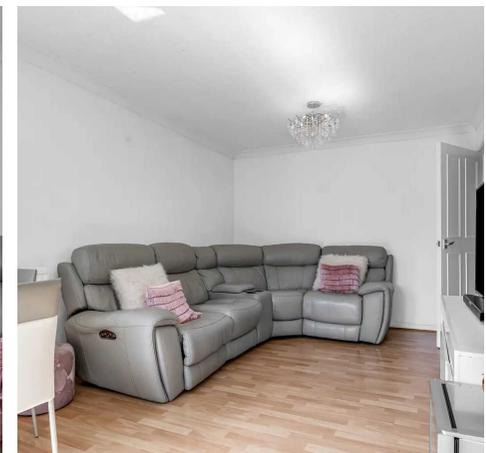
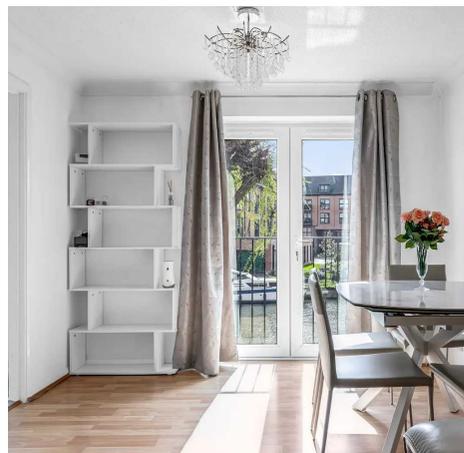
For sale: Bright 2-bed riverside apartment in Ware with south-facing aspect. Features kitchen, living room, bathroom, gas heating, communal gardens, parking. Close to town centre, shops, and train station to London. Call 01920 293333 to view.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Entrance Hall

With built in storage cupboard and doors to:

Living Room

17' 11" x 9' 9" (5.46m x 2.97m)

With double doors giving access to Juliet Balcony with river views, radiator, wood effect flooring, open to:

Kitchen

9' 9" x 6' 1" (2.97m x 1.85m)

With window overlooking the river. Fitted with a range of wall and base storage units with work surfaces over incorporating sink and drainer unit, built in oven with gas hob and extractor over, space for appliances, tiled splash back areas, tiled flooring.

Bedroom One

11' 7" x 8' 6" (3.53m x 2.59m)

With door giving access to a Juliet balcony with river views, built in wardrobe cupboards, radiator.

Bedroom Two

11' 5" x 7' 10" (3.48m x 2.39m)

With window, radiator and built in wardrobe cupboards.

Shower Room

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low flush wc, part tiled walls, tiled flooring.





COMMUNAL GARDEN

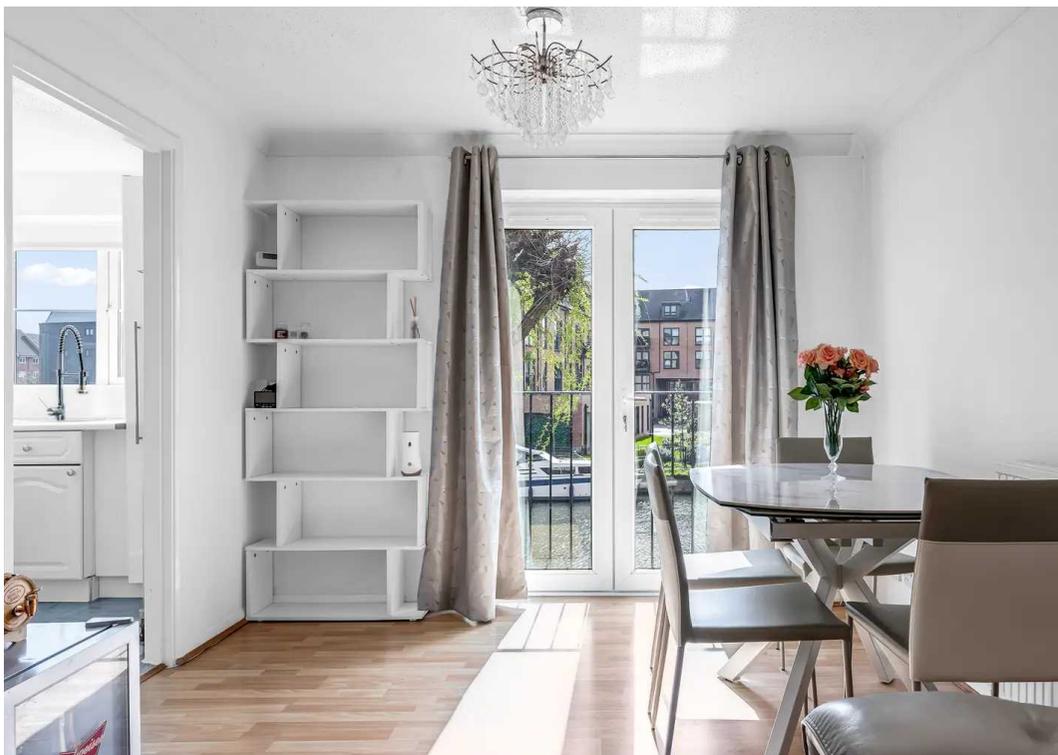
Communal gardens with direct river views.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.







Elliot Heath Estate Agents

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