



**Elliot Heath**  
ESTATE AGENTS

**164 Trapstyle Road, WARE**  
Guide Price **£235,000**

# 164 Trapstyle Road

WARE, Ware

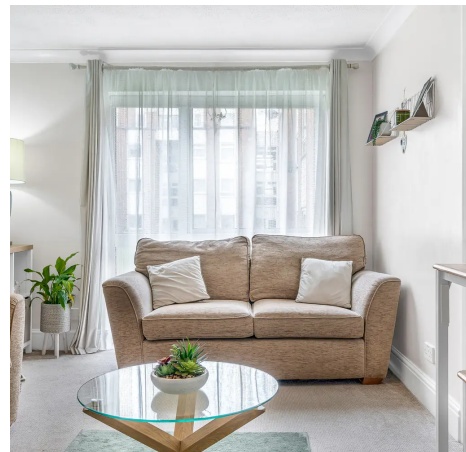
Beautifully presented 2-bed ground floor apartment with communal gardens in Ware. Includes lounge, kitchen, double bedrooms, bathroom, double glazed windows, and allocated parking. Extended lease of approx. 140 years. Close to town centre and transport links.

Council Tax band: B

Tenure: Leasehold

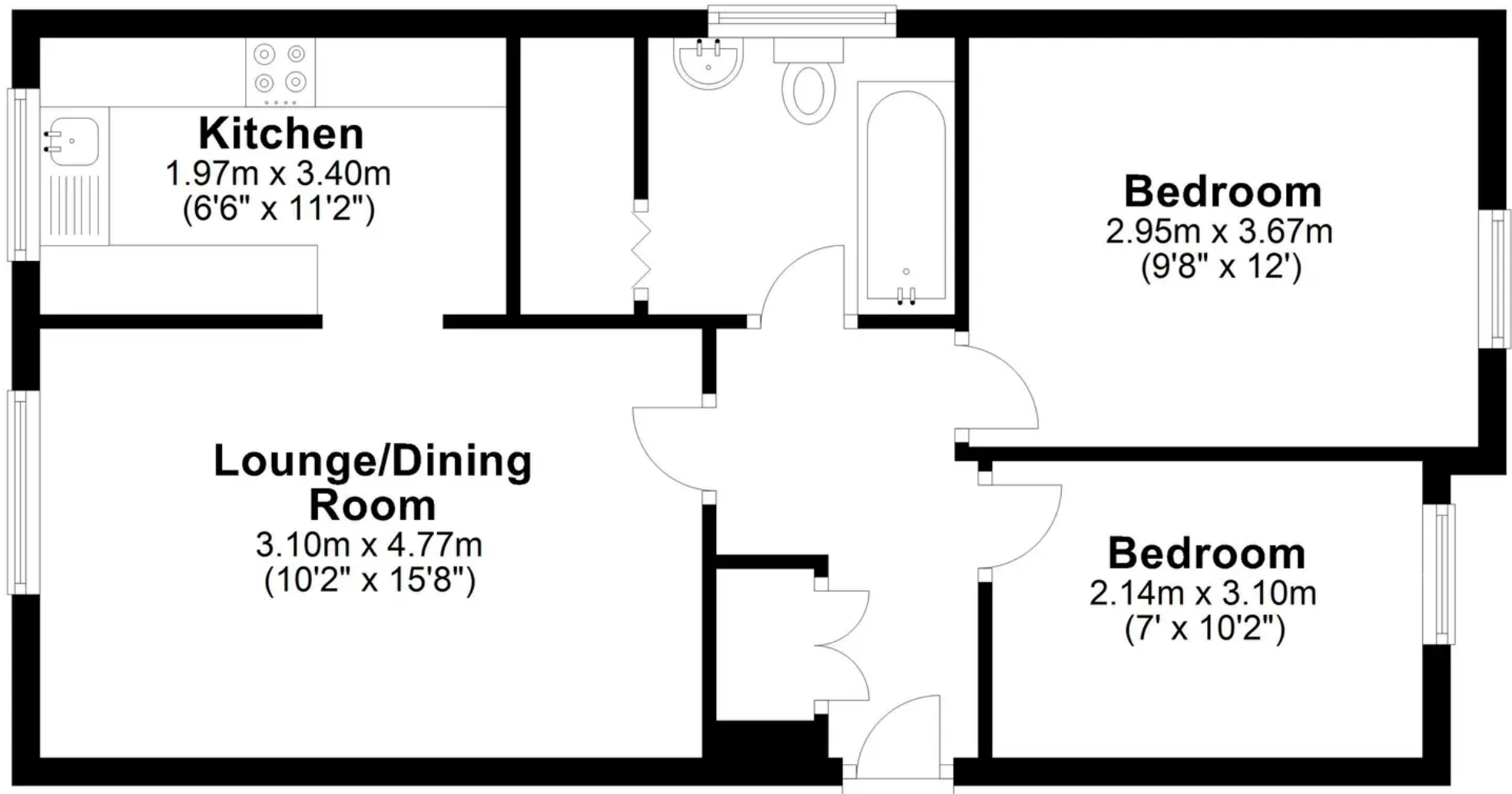
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F



# Ground Floor

Approx. 52.8 sq. metres (568.9 sq. feet)



Total area: approx. 52.8 sq. metres (568.9 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](http://www.matthewkyle.co.uk)

### Entrance Hall

With built in storage cupboard, wood effect flooring, coving to ceiling, doors to:

### Living/Dining Room

10' 2" x 15' 8" (3.10m x 4.77m)

With double glazed window, coving to ceiling, open to:

### Kitchen

6' 6" x 11' 2" (1.97m x 3.40m)

With double glazed 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 over, appliance space, breakfast bar, tiled splashback areas, wood effect flooring.

### Bedroom One

9' 8" x 12' 0" (2.95m x 3.67m)

With double glazed window, coving to ceiling.

### Bedroom Two

7' 0" x 10' 2" (2.14m x 3.10m)

With double glazed window, coving to ceiling.

### Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, fully tiled, built in storage cupboard.





### **GARDEN**

The property benefits from very attractive communal gardens.

### **ALLOCATED PARKING**

1 Parking Space

The property benefits from allocated parking.





## Elliot Heath Estate Agents

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