



Elliot Heath
ESTATE AGENTS

15 Riverscroft Mansions Trapstyle Road, Ware

Guide Price **£320,000**

15 Riverscroft Mansions Trapstyle Road

Ware, Ware

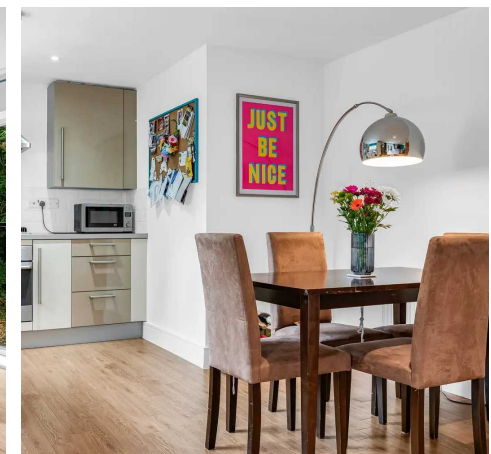
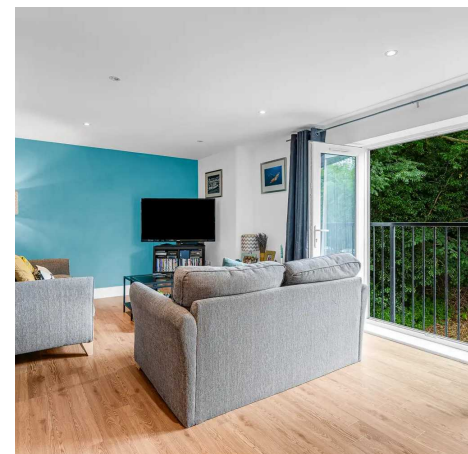
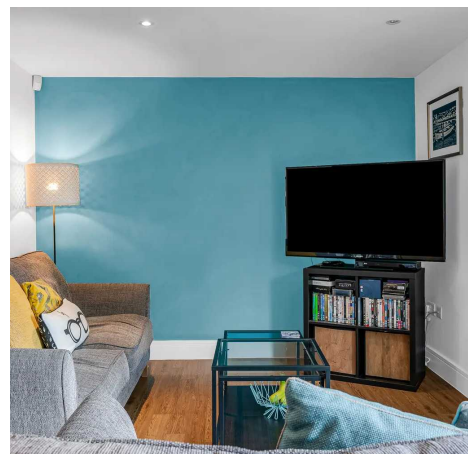
For sale: Modern first floor 2-bed apartment in Ware with private garden and Juliet balcony. Open plan kitchen/living. Two bath/shower rooms. Gas central heating, double glazing. Close to amenities and train station. Contact Elliot Heath on 01920 293333 to view.

Council Tax band: C

Tenure: Leasehold

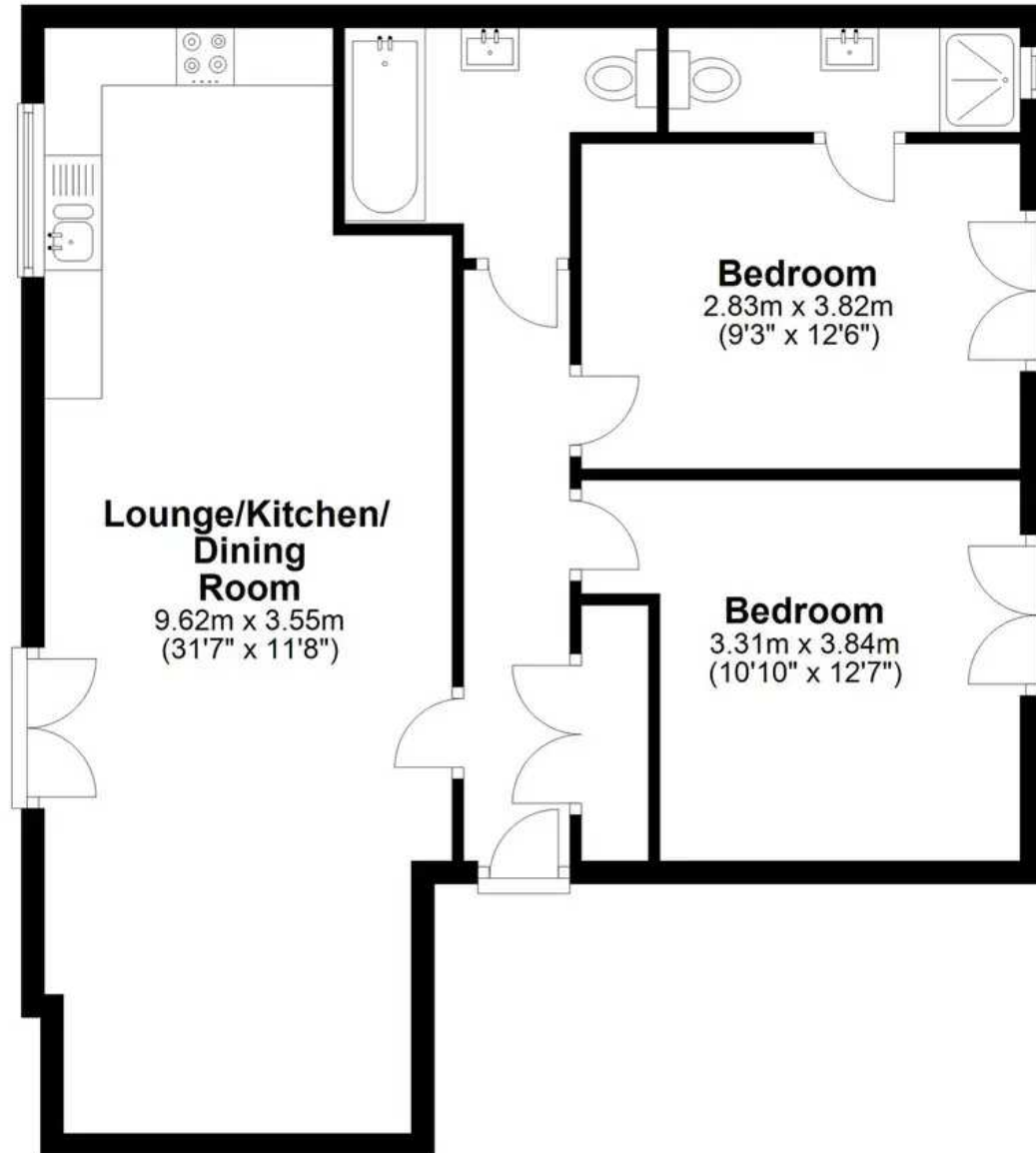
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



First Floor

Approx. 69.2 sq. metres (744.7 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 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 entryphone system, wood effect flooring, radiator, large built in storage cupboard, thermostatic central heating controller, doors to:

Lounge/Kitchen/Dining Room

31' 7" x 11' 8" (9.62m x 3.55m)

Lounge/Dining Area

With double glazed double doors opening onto the Juliet Balcony, wood effect flooring, radiator, open to:

Kitchen Area

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 gas hob and extractor over, appliance space, tiled splash back areas, wood effect flooring.

Bedroom One

9' 3" x 12' 6" (2.83m x 3.82m)

With double glazed double doors opening onto the private garden, radiator, freestanding wardrobe, door to:

En Suite Shower Room

With double glazed window with obscure glass. Fitted with a suite comprising tiled shower cubicle, wall hung wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

Bedroom Two

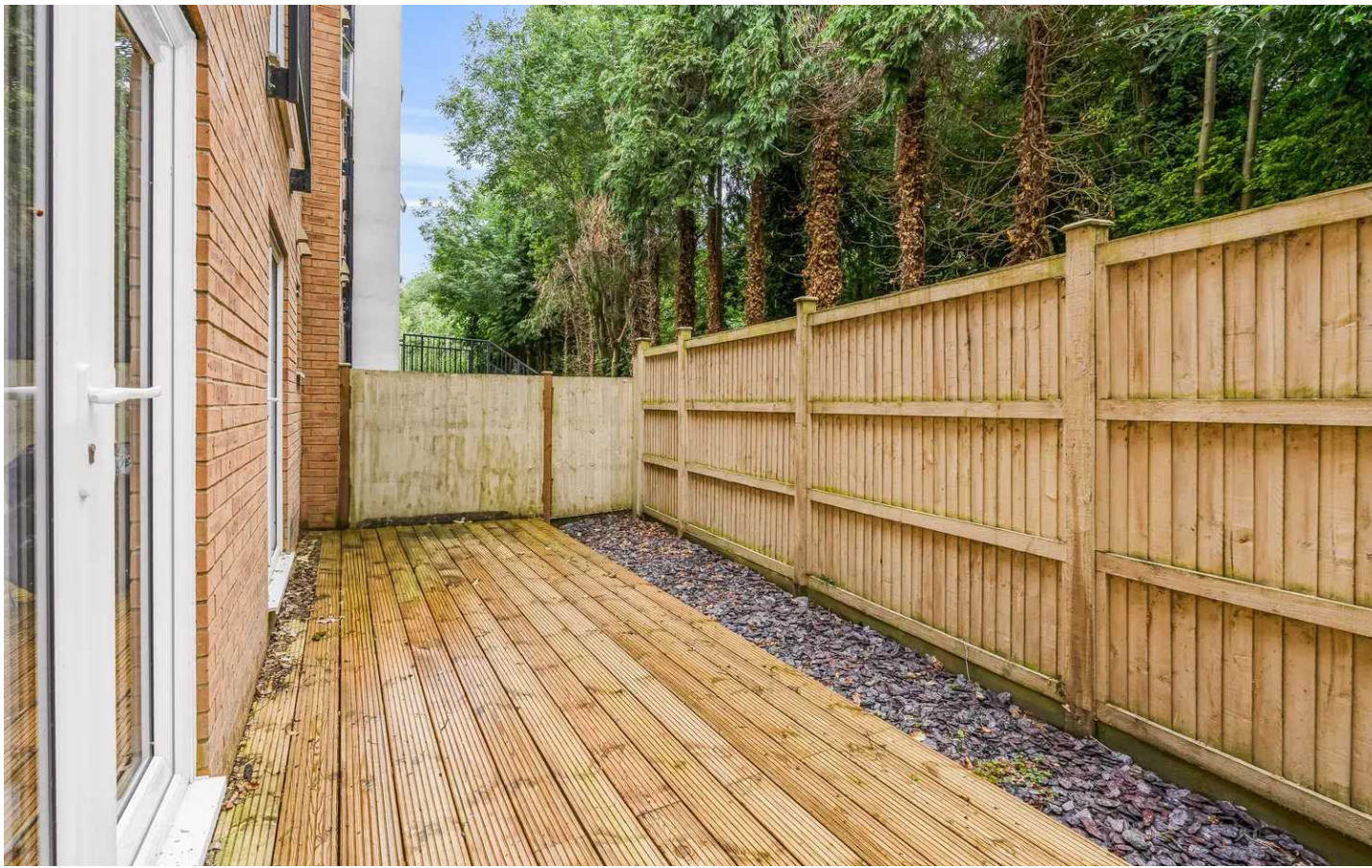
10' 10" x 12' 7" (3.31m x 3.84m)

With double glazed double doors opening onto the private garden, radiator, built in wardrobe cupboards.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, radiator.





GARDEN

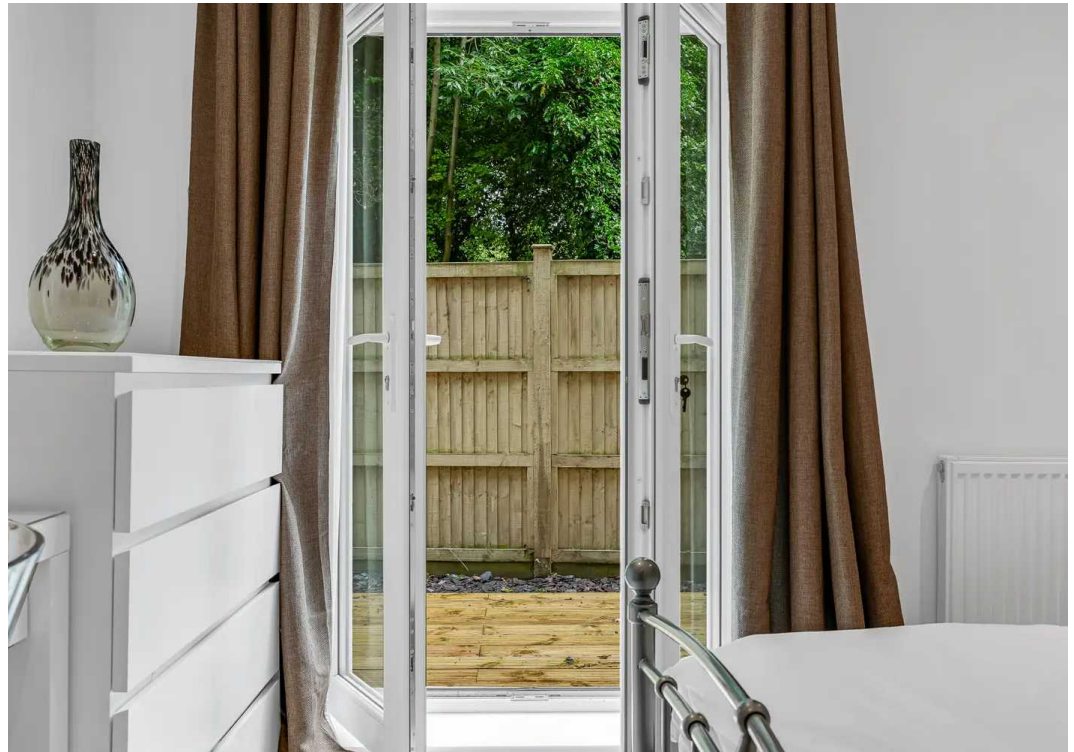
Private garden and Juliet balcony.

ALLOCATED PARKING

2 Parking Spaces

The property benefits from both residents and visitors parking.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk