



**Elliot Heath**  
ESTATE AGENTS

**59 Lygean Avenue, Ware**  
Prices From **£250,000**

# 59 Lygean Avenue

Ware, Ware

Beautiful riverside apartment near Ware town centre, train station to London. Generous living space, modern kitchen, bathroom. Private entrance, covered parking. Call Elliot Heath on 01920 293333 to view.

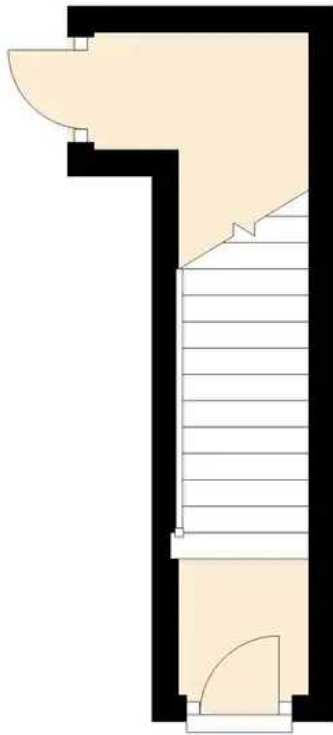
Council Tax band: B

Tenure: Leasehold



## Ground Floor

Approx. 5.5 sq. metres ( 59.7 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



## Accommodation

Private front entrance door giving access to:

### Entrance Hall

Stairs rising to the first floor landing, door giving access to:

### Living Area

14' 1" x 14' 0" (4.29m x 4.27m)

With UPVC double glazed window to front aspect, electric wall heater. Open plan to:

### Dining Area

9' 0" x 7' 0" (2.74m x 2.13m)

With UPVC double glazed bay window to rear aspect, electric wall heater. Open to:

### Kitchen

5' 2" x 8' 6" (1.57m x 2.59m)

With UPVC double glazed window to rear 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 four ring ceramic hob and extractor fan over, appliance space, tiled splash back areas, wood effect flooring.

### Inner Lobby

Storage cupboard and doors giving access to:

### Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

With UPVC double glazed window to front aspect, electric wall heater, built in wardrobe cupboard with mirrored sliding doors.

### Bathroom

With UPVC double glazed window to rear aspect. Fitted with a suite comprising panel enclosed bath with shower over, vanity unit with inset wash hand basin, dual flush w.c, tiled walls, wood effect flooring, airing cupboard housing pre-lagged copper cylinder serving domestic hot water. Loft access.





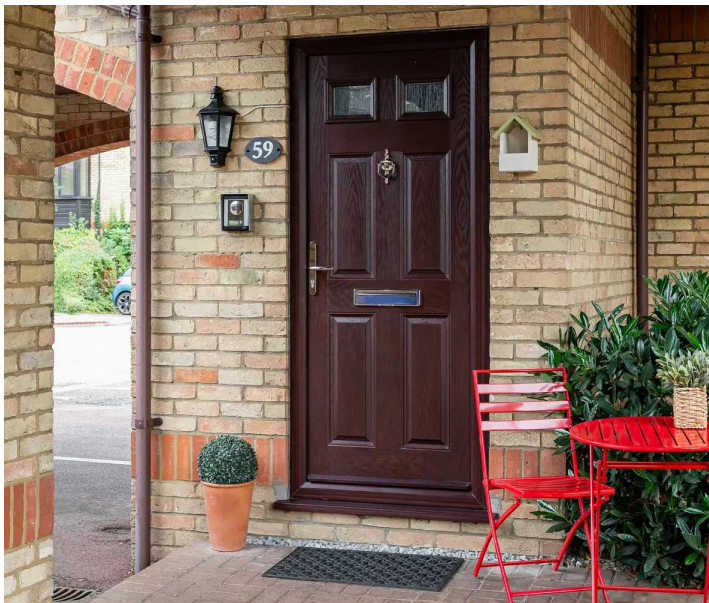
### **COMMUNAL GARDEN**

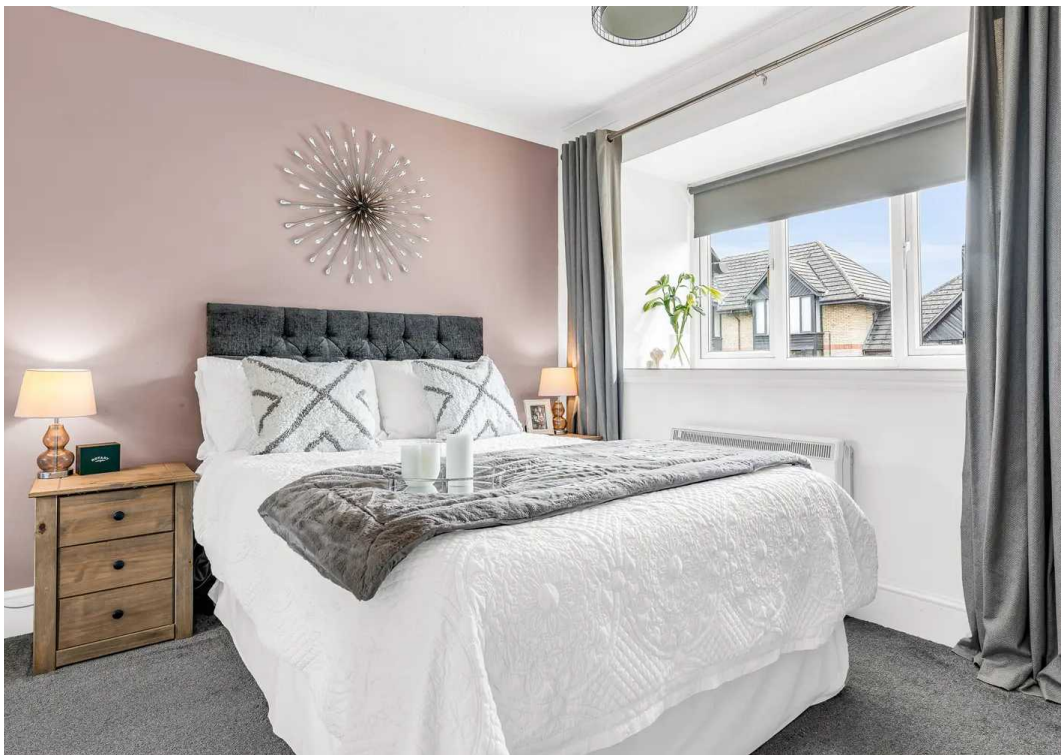
The property is situated within this sought after riverside development with attractive communal gardens that front onto the River Lea.

### **CAR PORT**

1 Parking Space

The property benefits from covered allocated parking for one vehicle and ample visitors parking.







## Elliot Heath Estate Agents

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