



**Elliot Heath**  
ESTATE AGENTS

**26 Highmill, Ware**  
Guide Price **£315,000**

# 26 Highmill

Ware, Ware

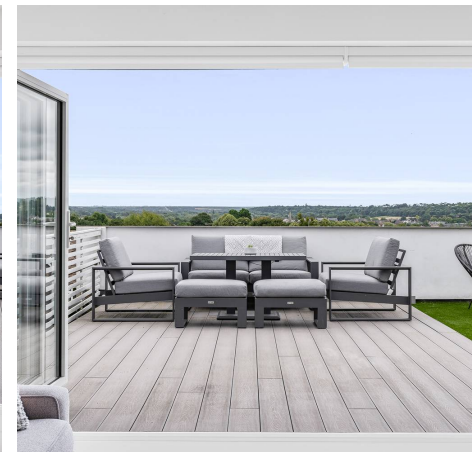
Outstanding 2-bed penthouse in Ware with panoramic views. Fully refurbished to a high standard, integrated kitchen, bi-fold doors to roof terrace, luxury bathroom. Includes large garage, visitors' parking, communal gardens. Walking distance to town amenities and rail station. Call 01920 293333.

Council Tax band: C

Tenure: Leasehold

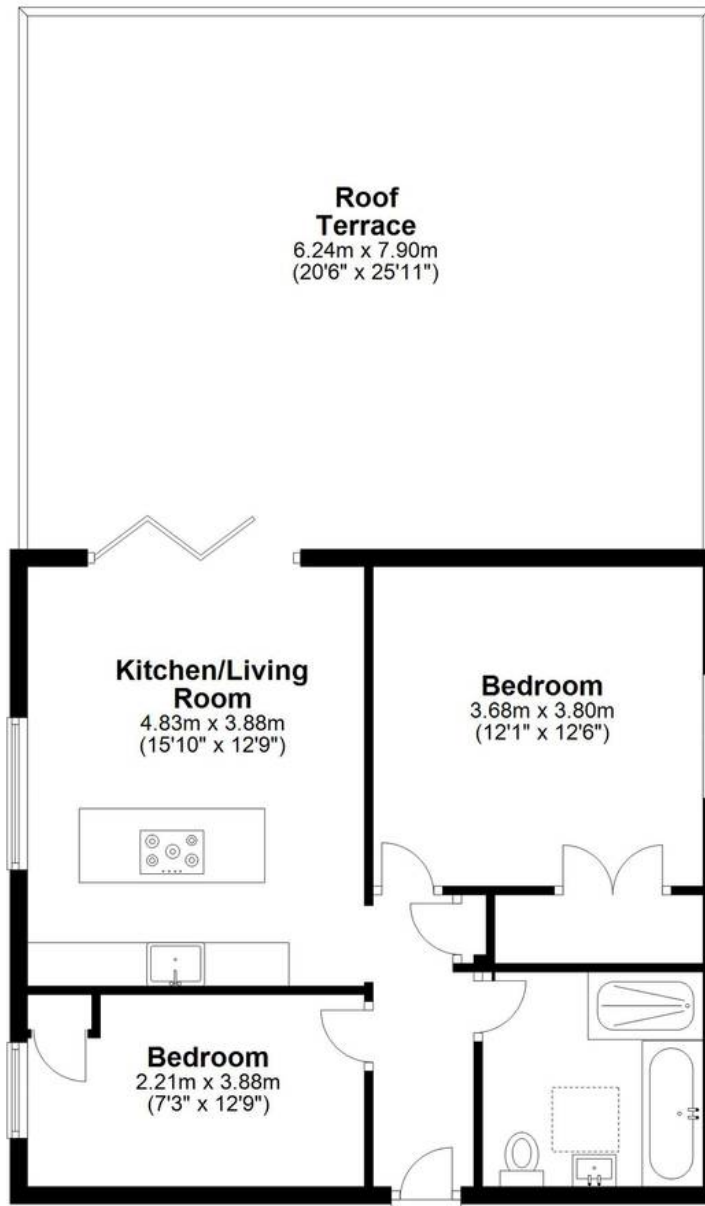
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Third Floor

Approx. 104.9 sq. metres (1129.1 sq. feet)



Total area: approx. 104.9 sq. metres (1129.1 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)

## Accommodation

Communal entrance hall with stairs to all floors. Front entrance door to:

### Entrance Hall

With vertical radiator, built in storage cupboard, wood effect flooring, doors to:

### Kitchen/Living Room

15' 10" x 12' 9" (4.83m x 3.88m)

### Kitchen

With double glazed window to side aspect. Fitted with a range of wall and base storage units with Quartz work surfaces over incorporating a sink and drainer unit, fully integrated, breakfast bar, radiator, wood effect flooring, open to:

### Living Room

With bi fold doors opening onto the generous roof terrace with far reaching views over Ware, wood effect flooring.

### Bedroom One

12' 1" x 12' 6" (3.68m x 3.80m)

With double glazed window to side aspect, radiator, built in wardrobe cupboard.

### Bedroom Two

7' 3" x 12' 9" (2.21m x 3.88m)

With double glazed window to side aspect, radiator, built in storage cupboard.

### Bathroom

With skylight window. Fitted with a suite comprising panel enclosed bath, large walk in shower cubicle, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, tiled flooring, heated towel rail.





### **ROOF TERRACE**

With generous private roof terrace measuring approximately 20'6 x 25'11 (6.24 x 7.90) laid with decking and artificial lawn and with stunning views over Ware. Well kept communal gardens.

### **GARAGE**

Single Garage

Garage arranged en bloc together with visitors parking.







## Elliot Heath Estate Agents

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

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)