



**Elliot Heath**  
ESTATE AGENTS

**3 Rosa Cooper Court Plaxton Way, Ware**

Guide Price **£325,000**

# 3 Rosa Cooper Court Plaxton Way

Ware, Ware

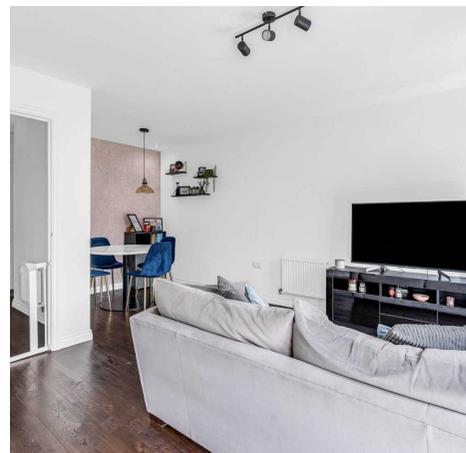
Delightful 2-bed first-floor apartment in prestigious development with private balcony and river views. Spacious rooms, modern kitchen & bathroom, ample storage, parking. Close to Ware amenities & train station. Call Elliot Heath on 01920 293333.

Council Tax band: C

Tenure: Leasehold

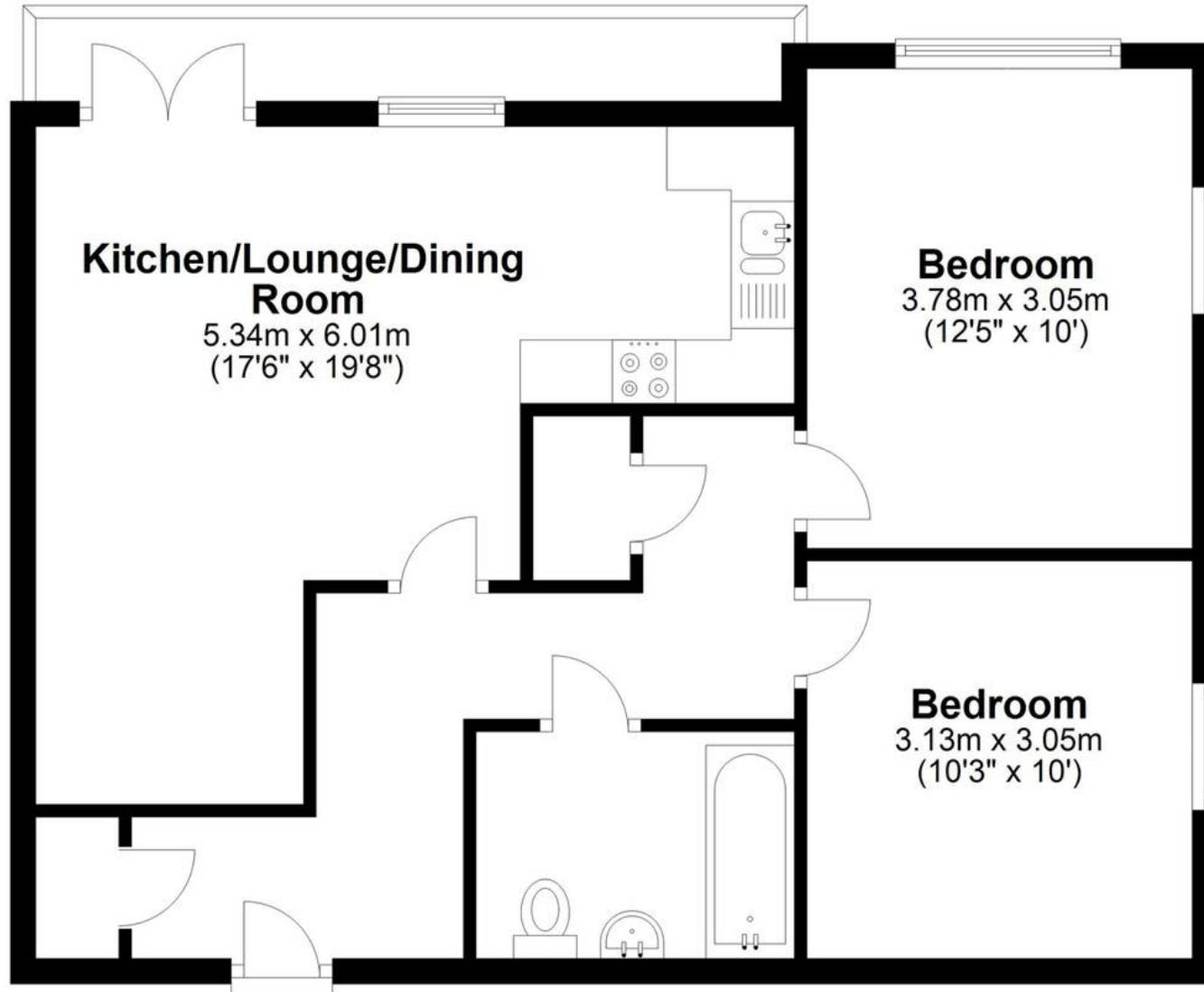
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# First Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 65.2 sq. metres (701.3 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 giving access to upper floors, private entrance door to:

### **Entrance Hall**

With wood effect flooring, radiator, entryphone system, two large storage cupboards, doors to:

### **Kitchen/Lounge/Dining Room**

17' 6" x 19' 9" (5.34m x 6.01m)

### **Lounge/Dining Room**

With Upvc double glazed double doors opening onto the private balcony with stunning views over the communal gardens and river beyond together with a Upvc full height double glazed window, wood effect flooring, two radiators, open to:

### **Kitchen**

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, space for dishwasher, tiled splash back areas, wood effect flooring.

### **Bedroom One**

12' 5" x 10' 0" (3.78m x 3.05m)

Dual aspect with Upvc double glazed windows to rear and side aspect, radiator.

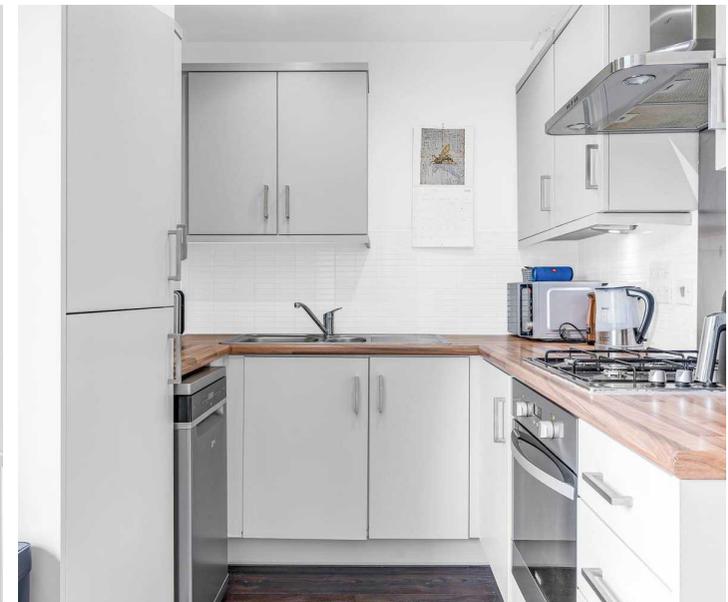
### **Bedroom Two**

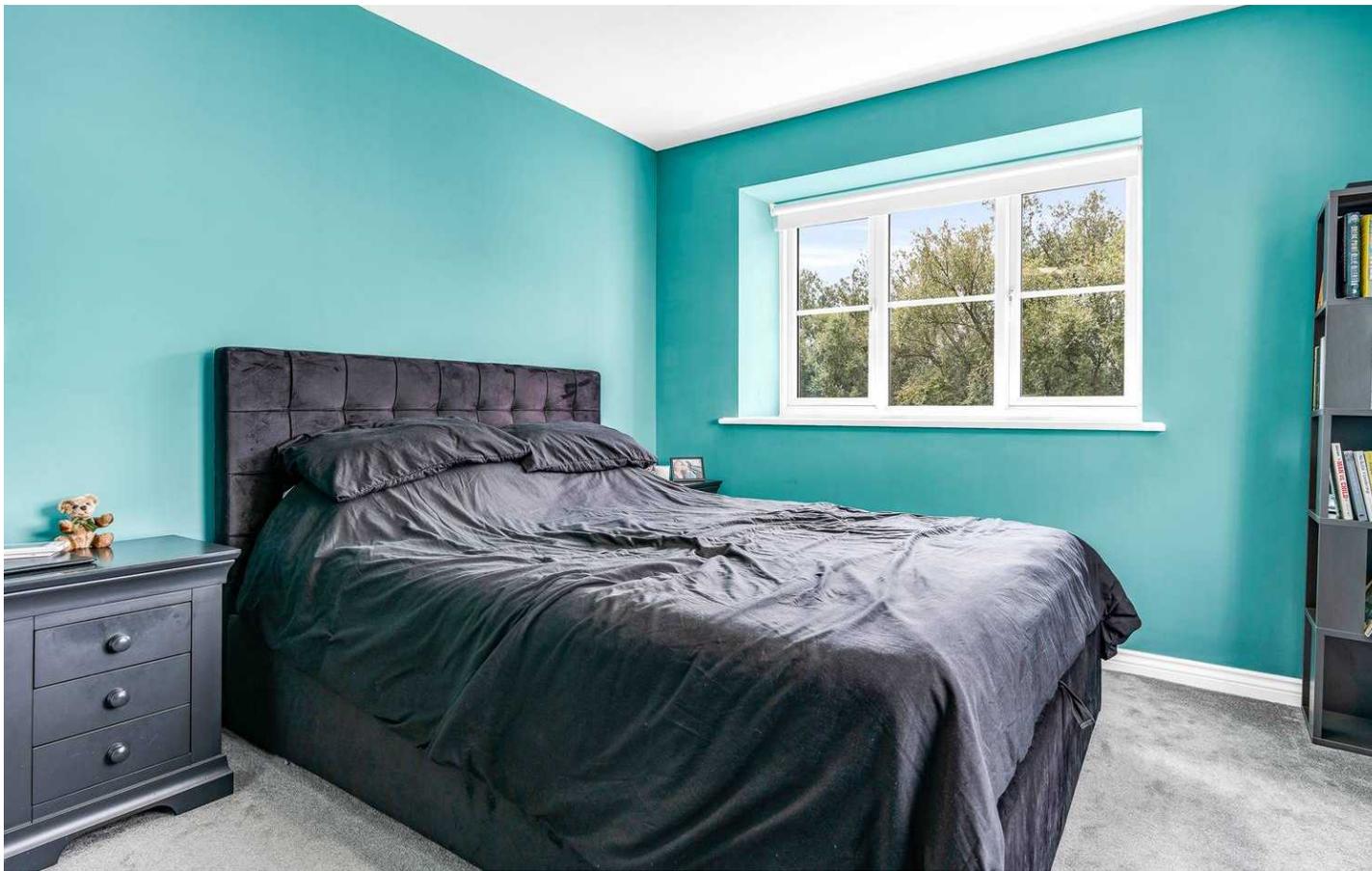
10' 3" x 10' 0" (3.13m x 3.05m)

With Upvc double glazed window to side aspect, radiator.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, wash hand basin with cupboard enclosure below, dual flush wc, tiled splash back areas, tiled flooring, heated towel rail.





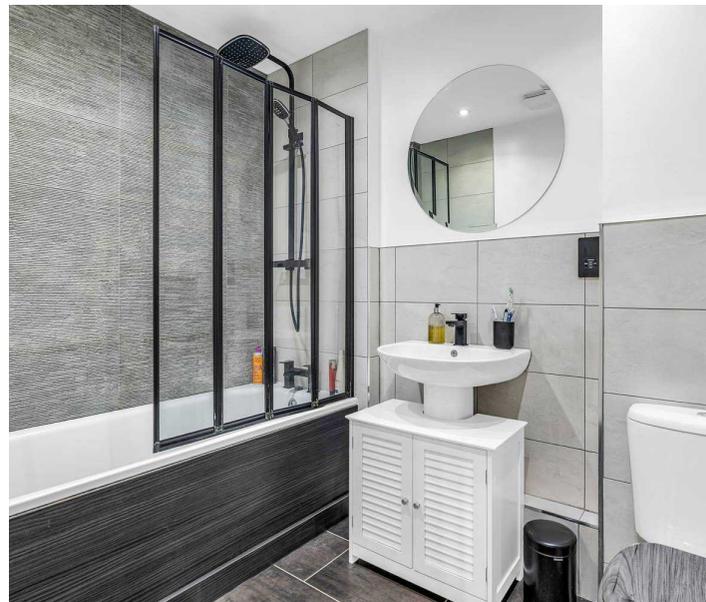
### COMMUNAL GARDEN

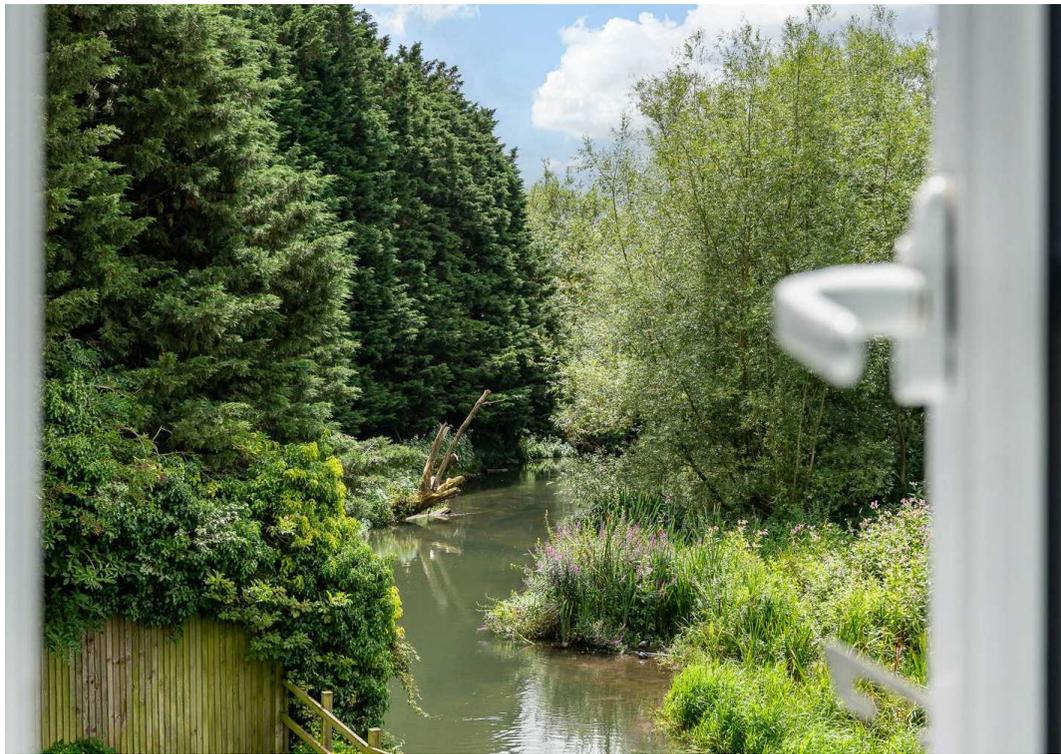
The property is situated in an enviable position in attractive riverside communal gardens with lovely river views and a private balcony.

### ALLOCATED PARKING

1 Parking Space

Residents allocated parking space together with further visitors spaces.







## 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)