



Elliot Heath
ESTATE AGENTS

4 Dolphin Yard, East Street
Guide Price **£250,000**

4 Dolphin Yard

East Street, Ware

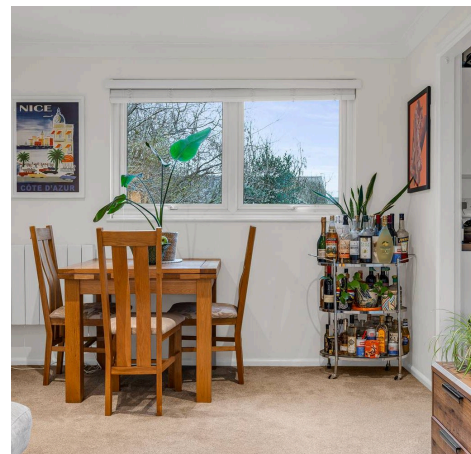
Rare opportunity to acquire a 1-bed 1st floor apartment in heart of Ware. Well-proportioned rooms, communal gardens, covered parking with EV charging. Long lease, low service charge, no ground rent.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



First Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



Total area: approx. 48.4 sq. metres (520.8 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

Communal Entrance Hall

With stairs rising to first floor landing, private front entrance door to:

Entrance Hall

With wood effect/carpet flooring, built in storage cupboard, loft access, doors to:

Lounge/Dining Room

9' 11" x 16' 3" (3.01m x 4.96m)

With double glazed window, electric wall heater, open to:

Kitchen

9' 11" x 7' 5" (3.02m x 2.26m)

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

Bedroom

11' 4" x 12' 5" (3.46m x 3.79m)

With double glazed window, electric wall heater.

Shower Room

Fitted with a suite comprising large walk in shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, wood effect flooring. towel radiator.





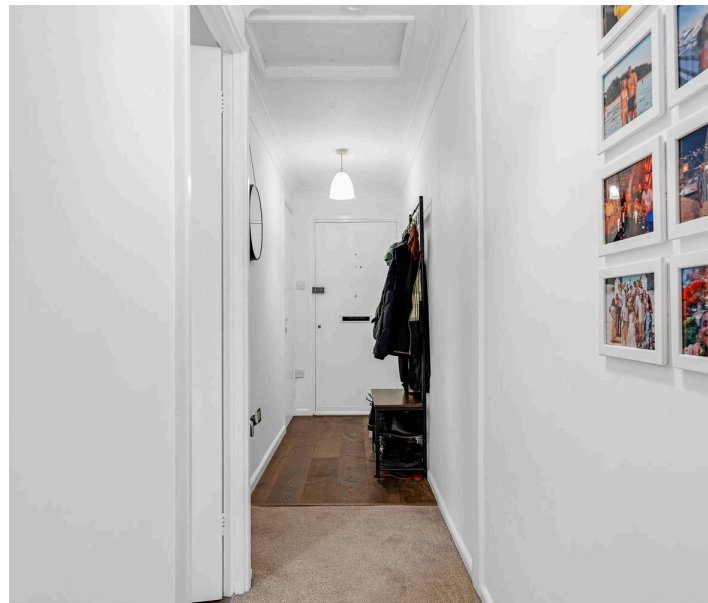
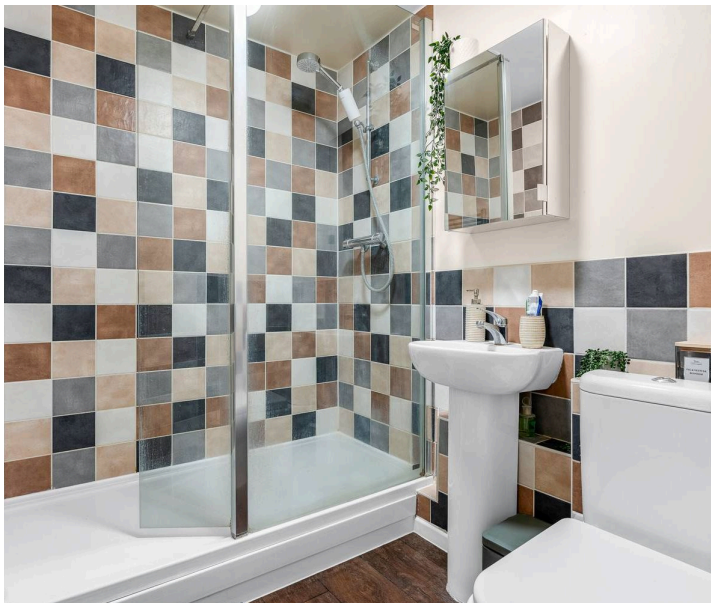
COMMUNAL GARDEN

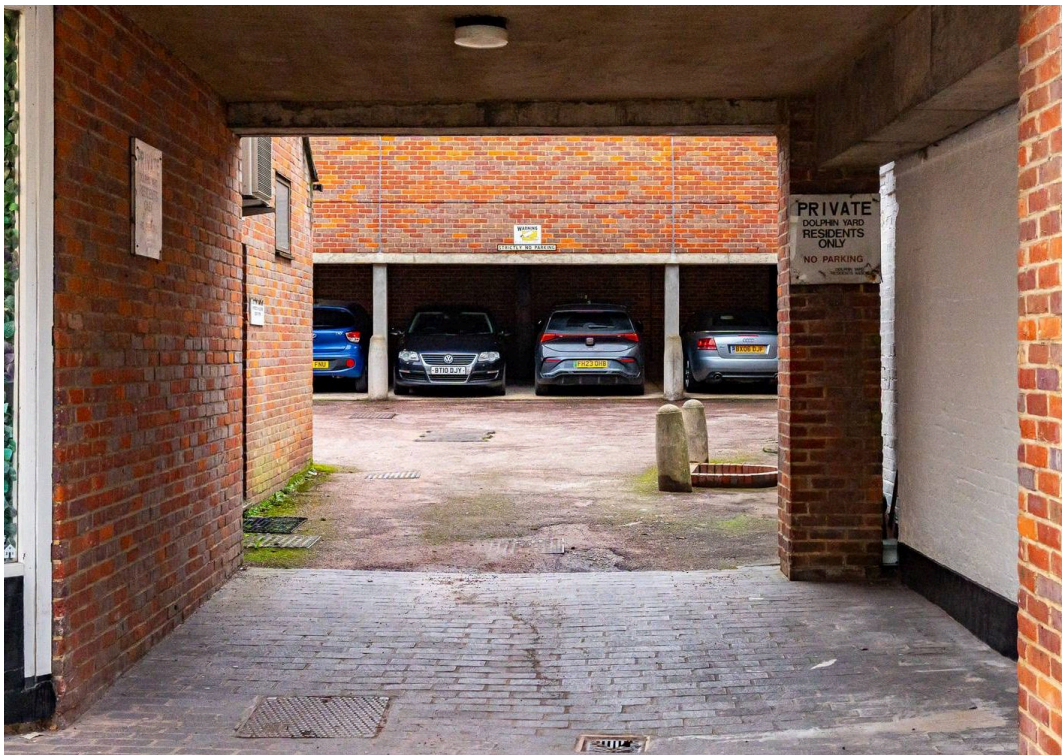
The property enjoys the use of generous and well presented communal gardens.

EV CHARGING

1 Parking Space

Covered allocated parking space with EV charging point.







Elliot Heath Estate Agents

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