



**Elliot Heath**  
ESTATE AGENTS

**13 Maltings Court Hoe Lane, Ware**  
Guide Price **£320,000**

# 13 Maltings Court Hoe Lane

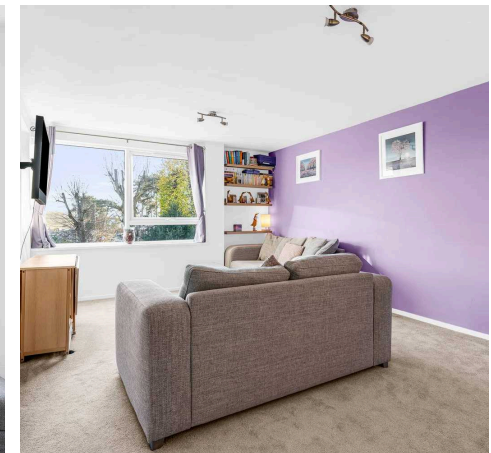
Ware, Ware

2-bed apartment in sought-after Ware location. Top floor with balcony & great views. Modern kitchen & bathroom, ample storage, garage, parking, and communal gardens. Short walk to town centre. Council Tax band: B

Tenure: Leasehold

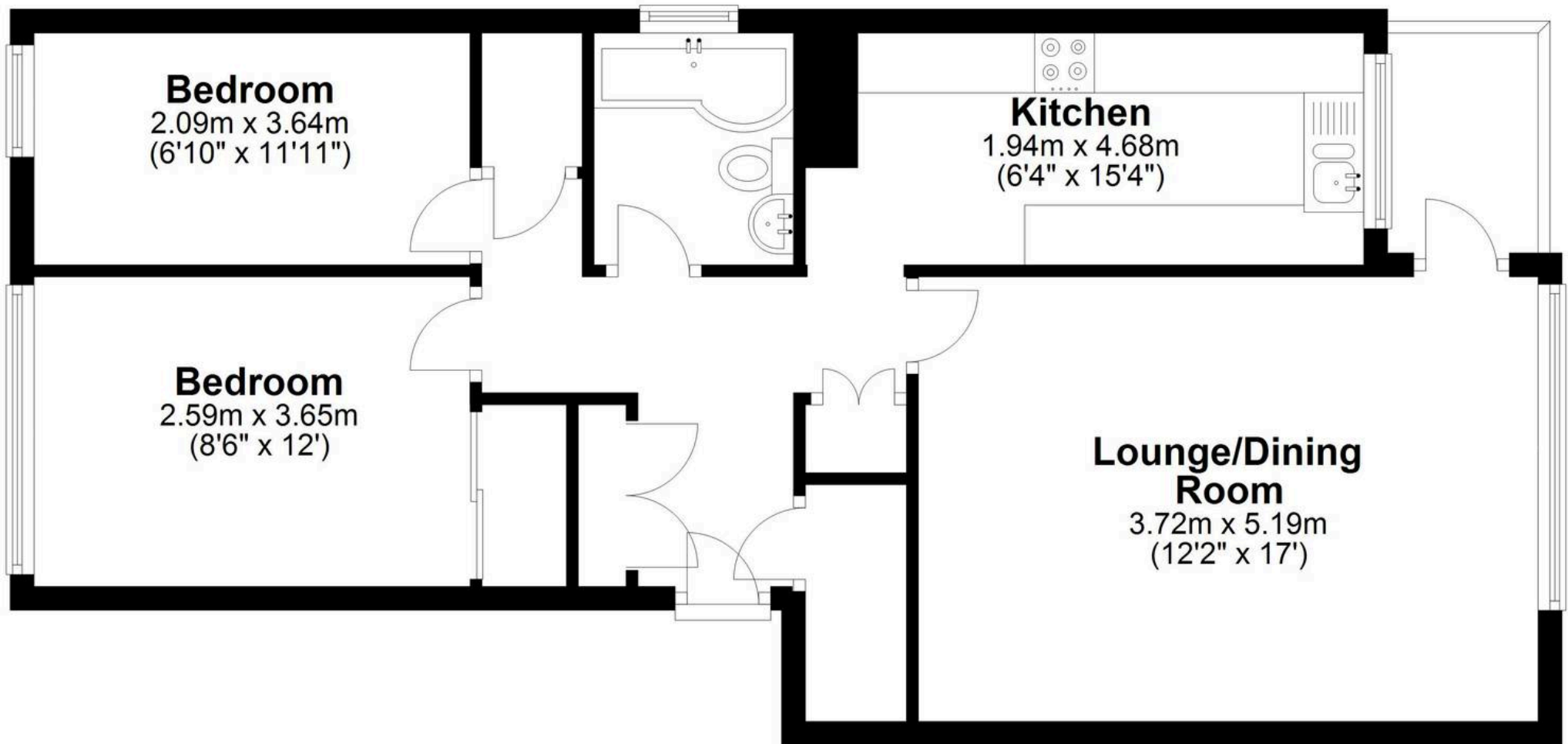
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Second Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Total area: approx. 65.6 sq. metres (706.4 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)

### Entrance Hall

With wood effect flooring, radiator, entryphone system, four built in storage cupboard, doors to:

### Lounge/Dining Room

12' 2" x 17' 0" (3.72m x 5.19m)

With double glazed window and door giving access to the private balcony with views of the river and countryside beyond, radiator, hatch to kitchen.

### Kitchen

6' 4" x 15' 4" (1.94m x 4.68m)

With double glazed window over looking the balcony. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in double oven, gas hob with extractor over, appliance space, tiled splash back areas, wood effect flooring, radiator, breakfast bar, hatch to lounge/dining room.

### Bedroom One

8' 6" x 12' 0" (2.59m x 3.65m)

With double glazed window, radiator, built in wardrobe cupboard with mirrored sliding doors.

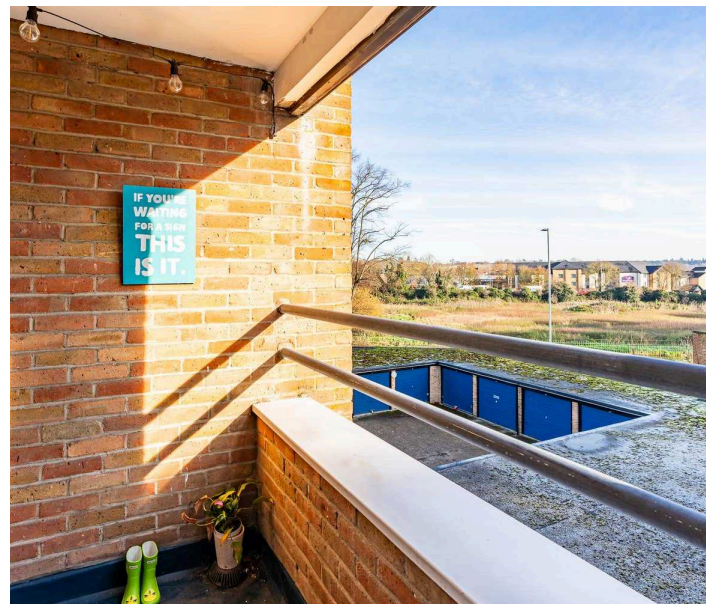
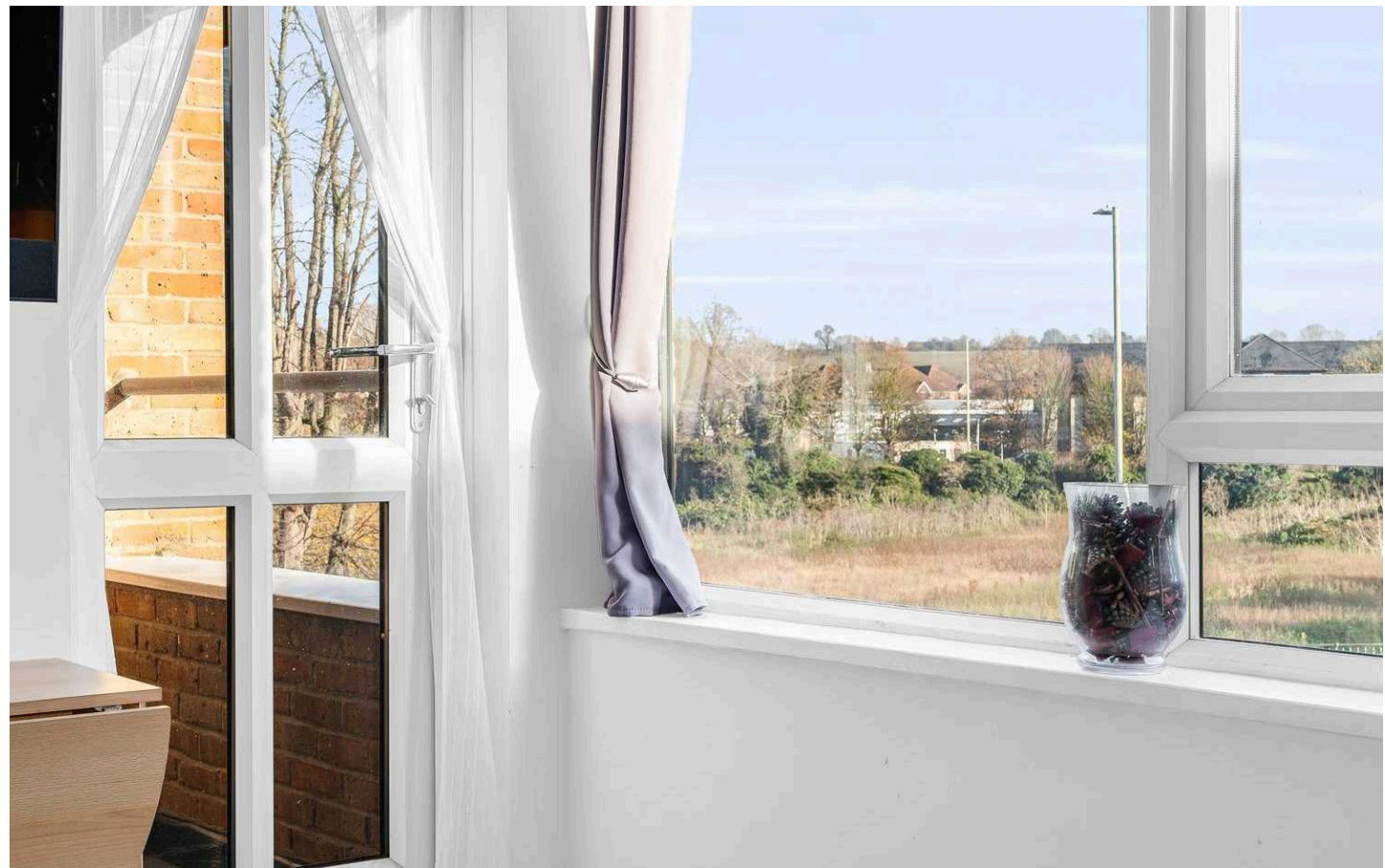
### Bedroom Two

6' 10" x 11' 11" (2.09m x 3.64m)

With double glazed window, radiator.

### Bathroom

With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, tiled splash back areas, radiator.





### **COMMUNAL GARDEN**

Established communal gardens laid to lawn with drying area and private balcony.

### **GARAGE**

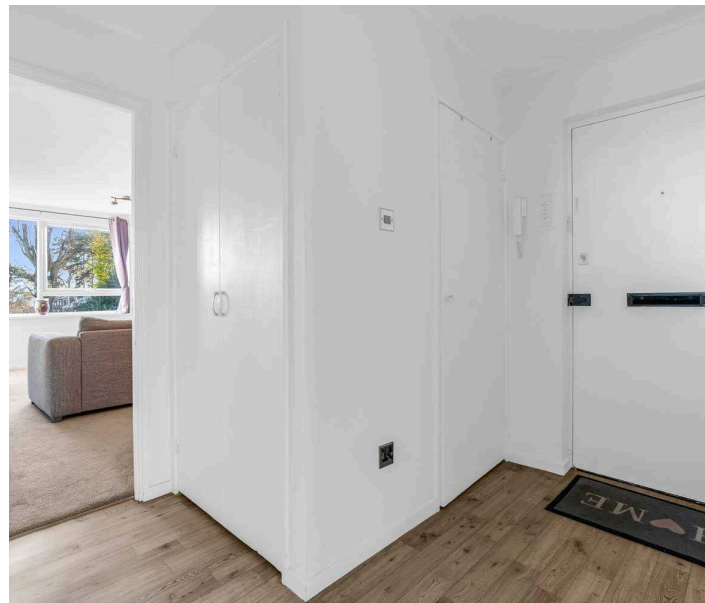
Single Garage

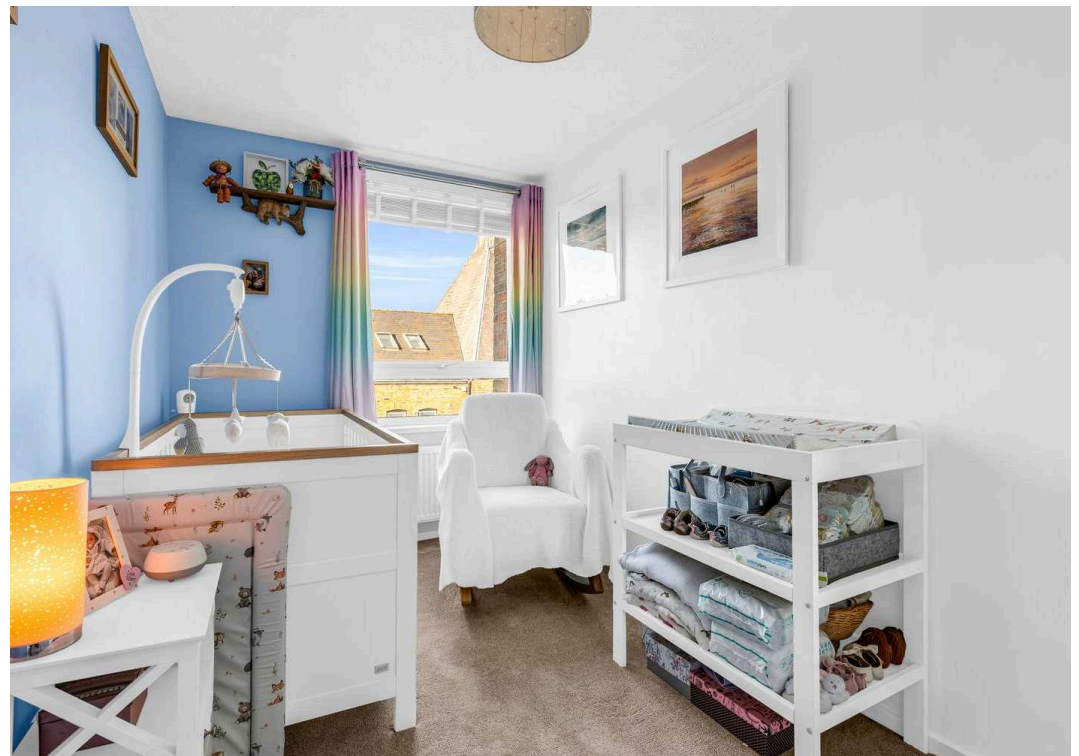
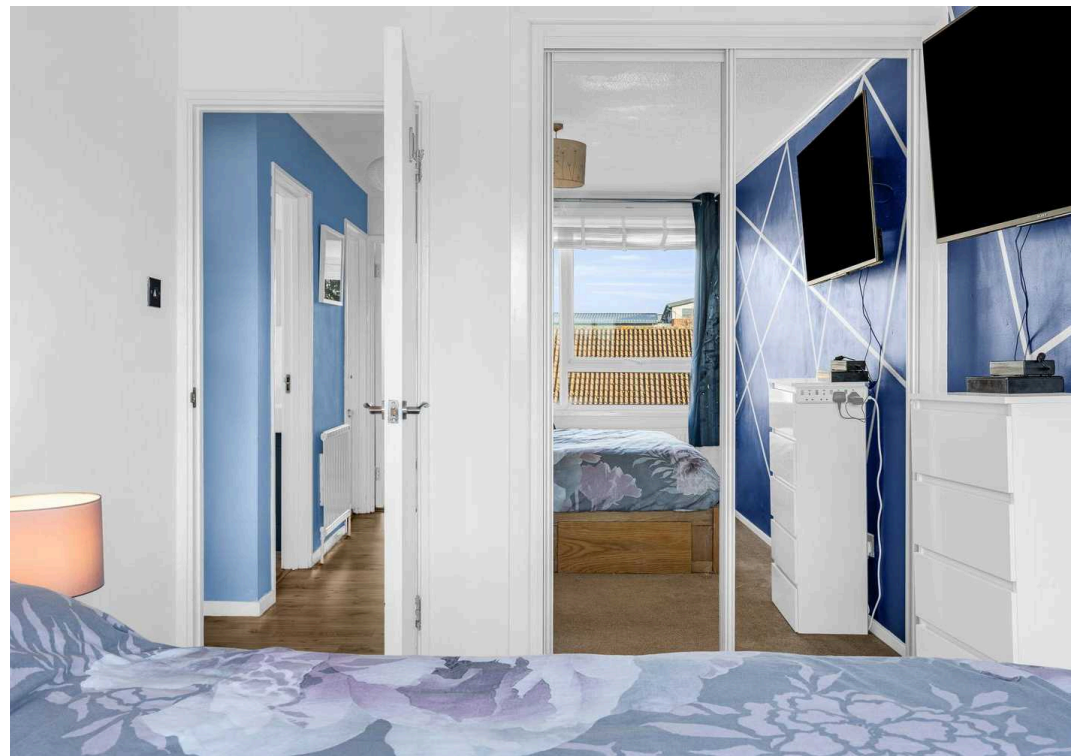
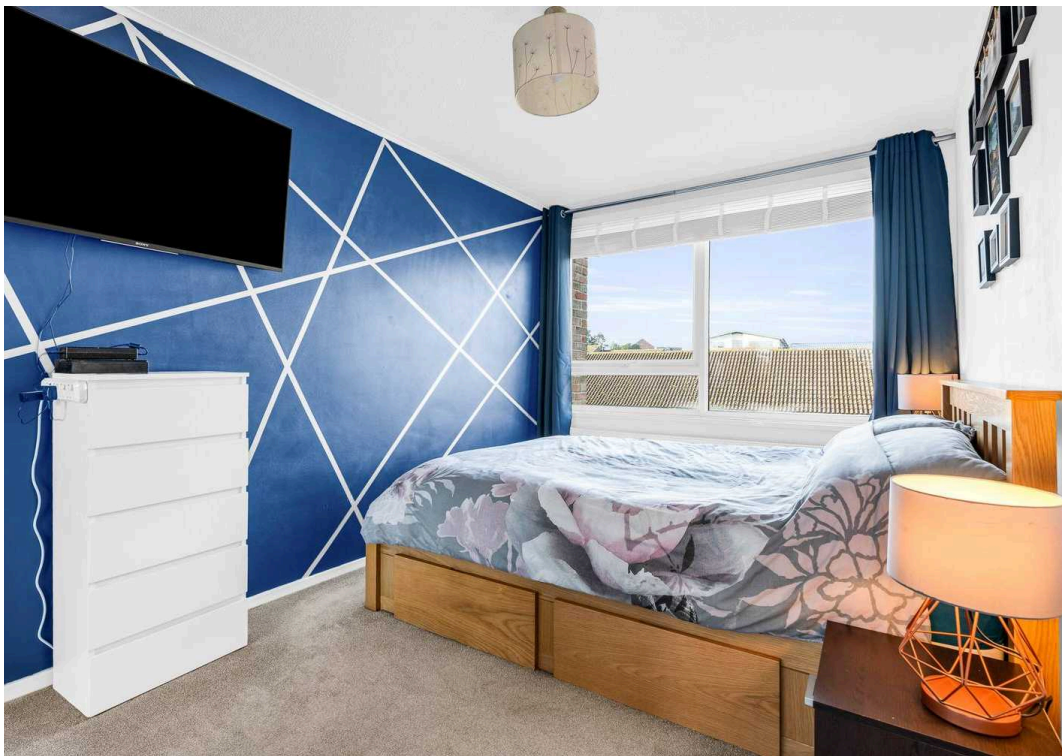
Garage arranged en bloc

### **ALLOCATED PARKING**

1 Parking Space

Residents allocated parking







## Elliot Heath Estate Agents

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