



Elliot Heath
ESTATE AGENTS

Flat 1, Oceanic House Star Street, Ware

Guide Price £230,000

Flat 1

Oceanic House Star Street, Ware

Beautifully presented 1-bed ground floor apartment in Ware town centre, minutes from train station. Open plan living, integrated kitchen, modern bathroom. Ideal for first-time buyers or investors. Council Tax band: B

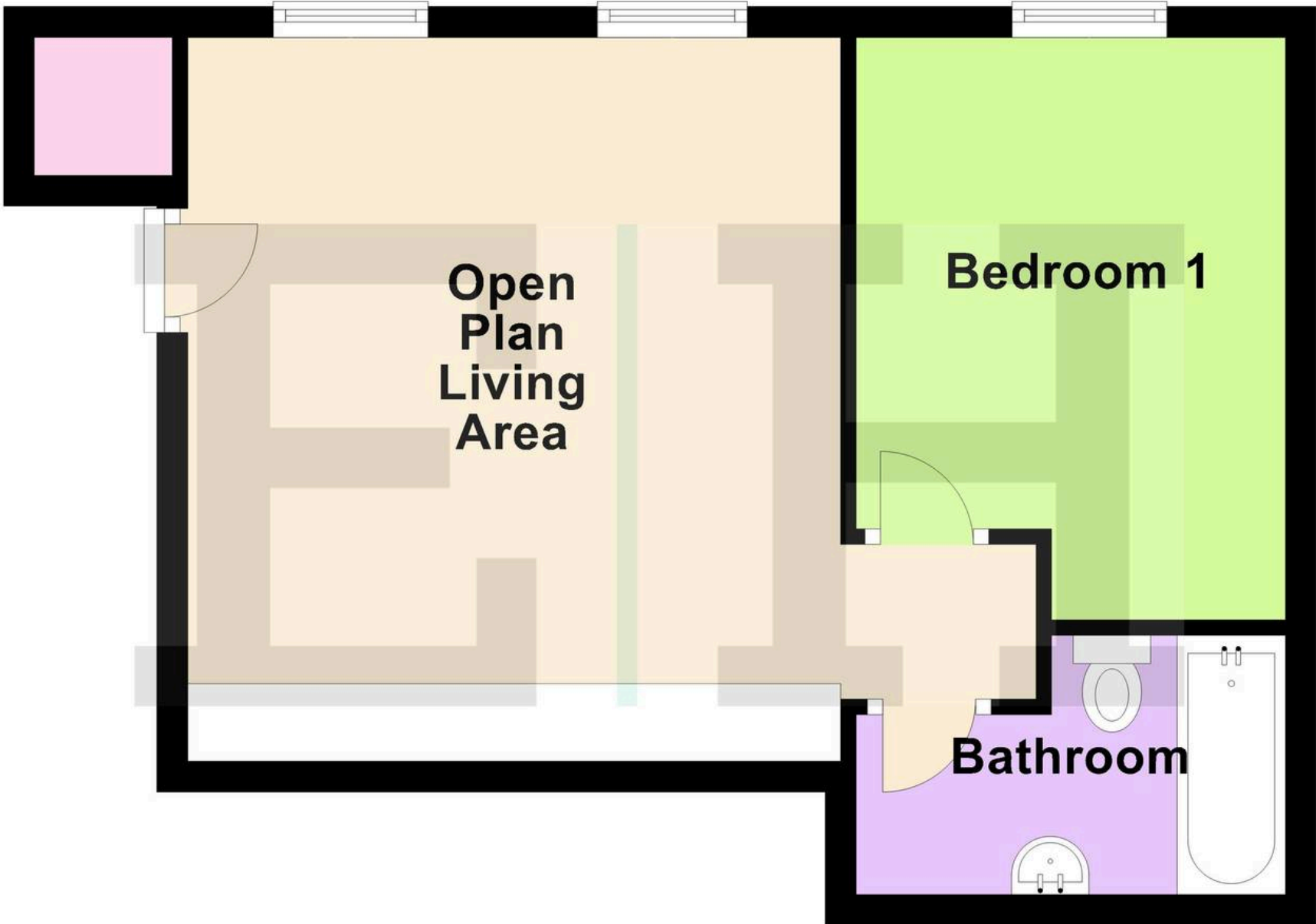
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Ground Floor



Accommodation

Communal entrance door giving access to:

Communal Entrance Hal

With private front entrance door to:

Open Plan Living Area

15' 8" x 14' 0" (4.78m x 4.27m)

Living/Dining

With two double glazed windows, two radiators, built in storage cupboard, wood flooring, entryphone system, open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, wood flooring, door to:

Rear Lobby

With wood flooring and doors to:

Bedroom

13' 6" x 9' 5" (4.11m x 2.87m)

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

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, dual flush wc, wall hung wash hand basin, fully tiled, chrome heated towel rail.





| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 78 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 82 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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