



Elliot Heath
ESTATE AGENTS

26 Railway View, WARE
Guide Price **£186,000**

26 Railway View

WARE, Ware

For sale 60% share of stylish 2-bed apartment near Ware town centre. Features living/dining room, integrated kitchen, balcony, bathroom, parking. Energy efficient with 'B' EPC rating. No chain. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Third Floor

Approx. 66.5 sq. metres (715.4 sq. feet)



Total area: approx. 66.5 sq. metres (715.4 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

Communal Entrance Hall

With stairs to all floors and private front entrance door to:

Entrance Hall

With secure entryphone system, large built in storage cupboard, radiator, loft access, doors to:

Kitchen/Dining/Living Room

11' 11" x 24' 0" (3.64m x 7.31m)

Kitchen

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, cupboard housing wall mounted boiler, integrated appliances, wood effect flooring, open to:

Living/Dining Room

With double glazed window and double glazed double doors to the Juliet balcony with views over Ware, two radiators.

Bedroom One

9' 5" x 17' 8" (2.86m x 5.38m)

With double glazed double doors opening onto the Juliet balcony, radiator.

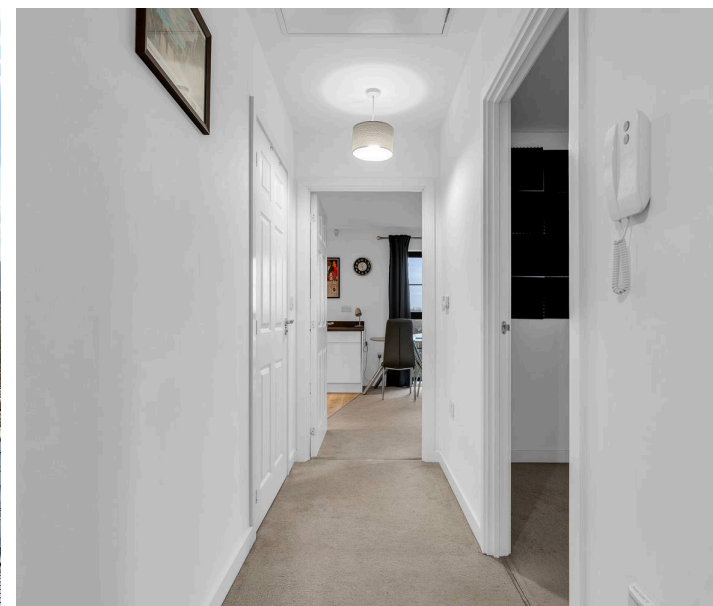
Bedroom Two

8' 8" x 13' 0" (2.65m x 3.97m)

With double glazed window, radiator.

Bathroom

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





ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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