



Elliot Heath
ESTATE AGENTS

140 The Hyde, WARE
Guide Price **£235,000**

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WARE, Ware

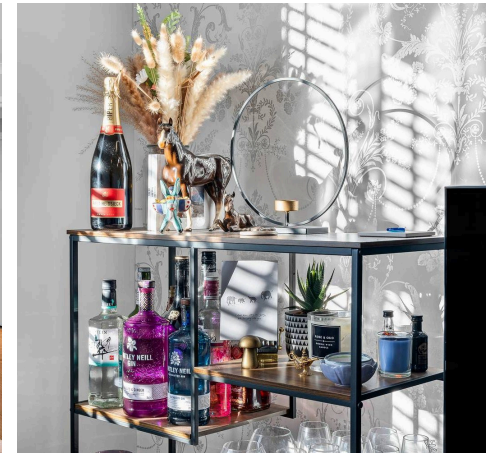
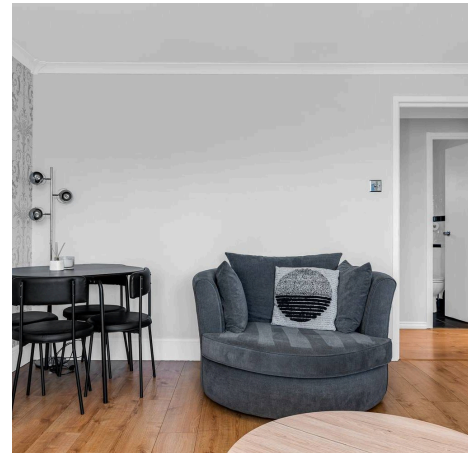
1-bed top floor apartment with ample storage, gas central heating, double glazing, allocated parking, and communal gardens. Close to shops, bars, restaurants, and train station.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

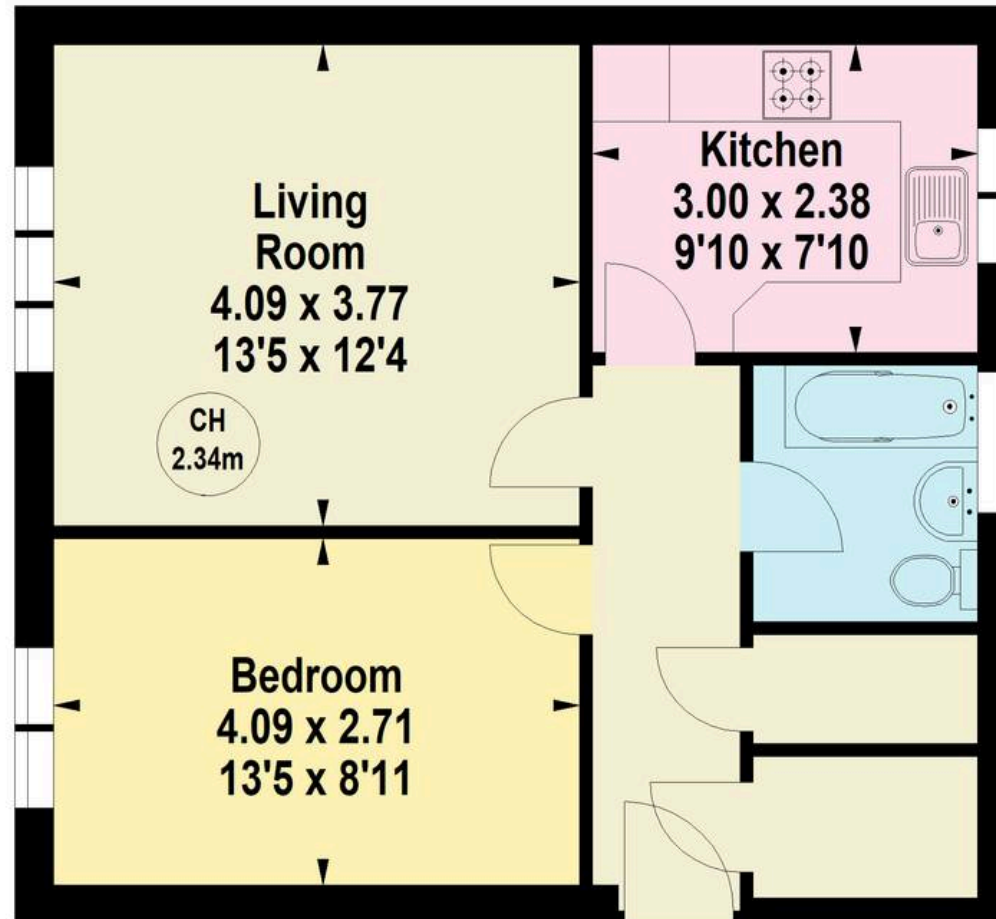
EPC Environmental Impact Rating: C



The Hyde, SG12

Approximate Area = 47.56 sq m / 512 sq ft

Key :
CH - Ceiling Height



Second Floor

Illustration For Identification Purposes Only.
All measurements and areas are approximate, not to scale.

© Orange Tree Photography

Communal Entrance

With stairs to all floors and private entrance door to:

Entrance Hall

With wood effect flooring, radiator, spotlights to ceiling, two large storage cupboards, one housing the gas central heating boiler. Doors to:

Living Room

13' 5" x 12' 4" (4.09m x 3.77m)

With a large double glazed window to the front aspect overlooking the communal grounds, radiator, wood effect flooring.

Kitchen

9' 10" x 7' 10" (3.00m x 2.38m)

With double glazed window to rear aspect with views over the communal gardens. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built-in oven with stainless steel 4-ring hob and extractor over, integrated fridge/freezer, space for a washing machine, tiled splash back areas, tiled flooring, radiator.

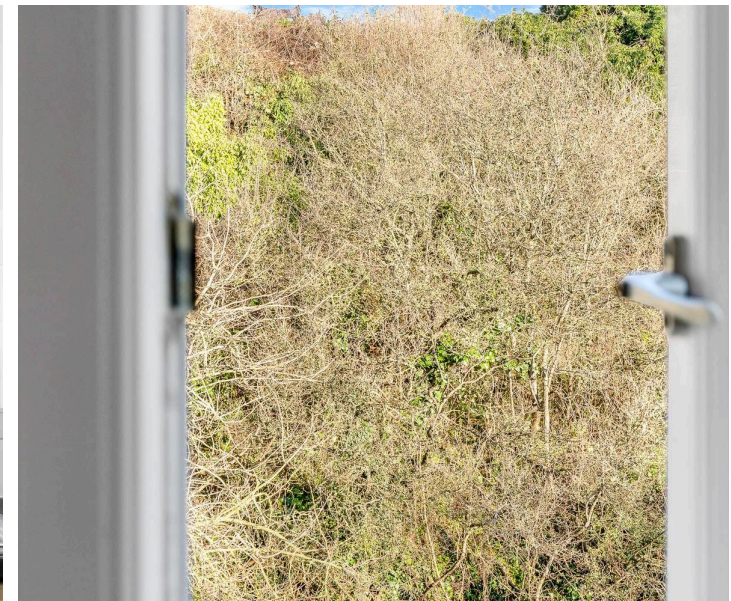
Bedroom

13' 5" x 8' 11" (4.09m x 2.71m)

With double glazed window to the front aspect overlooking the communal grounds, wood effect flooring, radiator. There is also a decent loft space accessed from the bedroom via a loft hatch, it is part-boarded and insulated ideal to use for additional storage.

Bathroom

With double glazed window to the rear aspect with obscure glass. Fitted with a suite comprising vanity unit with inset wash hand basin, panel enclosed bath with shower over and glass shower screen, concealed cistern wc, fully tiled, heated towel rail.





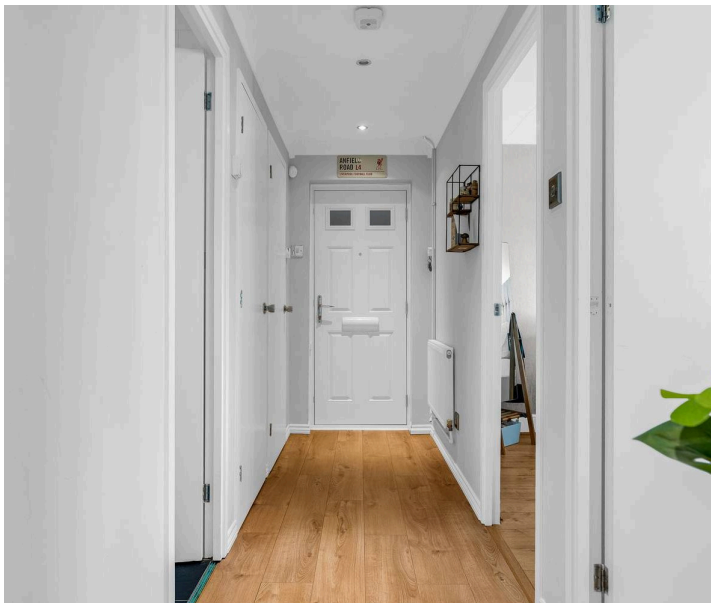
COMMUNAL GARDEN

There are well-maintained communal gardens surrounding the development.

ALLOCATED PARKING

1 Parking Space

The property comes with one allocated parking space with further visitors spaces available on a first-come first-served basis.





Elliot Heath Estate Agents

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