



Elliot Heath
ESTATE AGENTS

29 Buryfield Maltings, Watton Road
Guide Price **£275,000**

29 Buryfield Maltings

Watton Road, Ware

Stunning 1-bed apartment in Ware town centre with potential to convert to 2 beds. Vaulted ceilings, exposed beams, Juliet balcony. Allocated parking. Close to high street & train station.
Council Tax band: C

Tenure: Leasehold

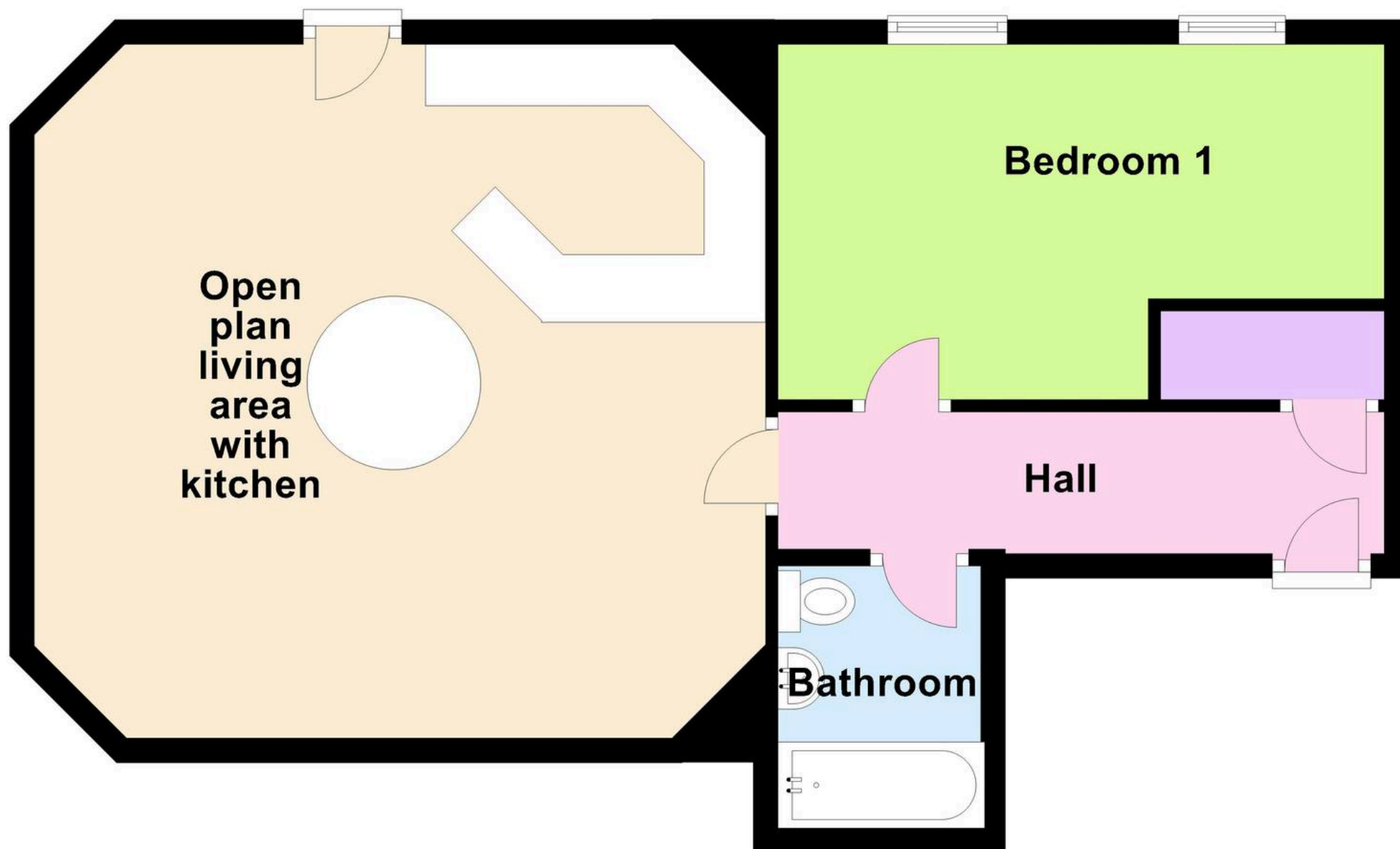
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



First Floor

Approx. 61.3 sq. metres (659.9 sq. feet)



Communal Entrance Hall

Security entry phone system and private front door to:

Entrance Hall

With airing cupboard housing hot water tank and linen shelves, electric wall heater, entryphone system. Doors to:

Open Plan Living Room/Kitchen

19' 8" x 18' 8" (5.99m x 5.69m)

Living Area

A bright and airy room that has the benefit of the Oast tower providing a feature vaulted ceiling with domed window, double glazed door to side with Juliet balcony, electric wall heater. open to:

Kitchen

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, electric oven with four ring ceramic hob and extractor hood over, integrated appliances, tiled splash back areas, tiled flooring.

Bedroom

16' 5" x 9' 6" (5.00m x 2.90m)

With two double glazed windows to side aspect, electric heater. AGENTS NOTE: With potential to be split in to two bedrooms if required, floorplan available upon request.

Bathroom

Fitted with a three piece suite comprising p shaped bath with shower over and glass shower screen, dual flush wc, pedestal wash hand basin, tiled splash back areas, wood effect flooring, heated towel rail.



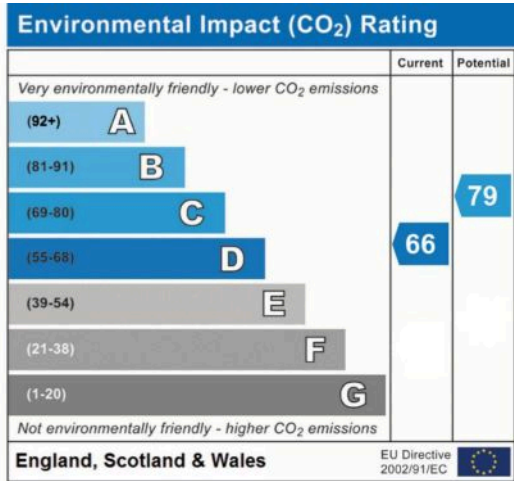
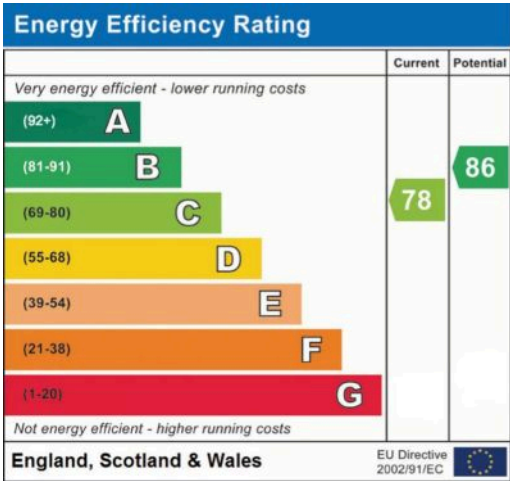


ALLOCATED PARKING

1 Parking Space

The property has an allocated parking space.







Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk