



**Elliot Heath**  
ESTATE AGENTS

Flat 61, Stewart Place Station Road, Ware

Guide Price £285,000



# Flat 61

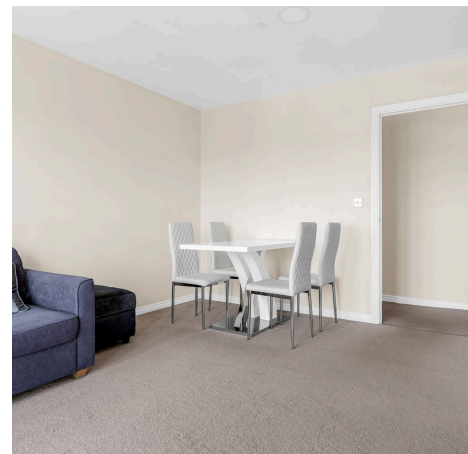
Stewart Place Station Road, Ware

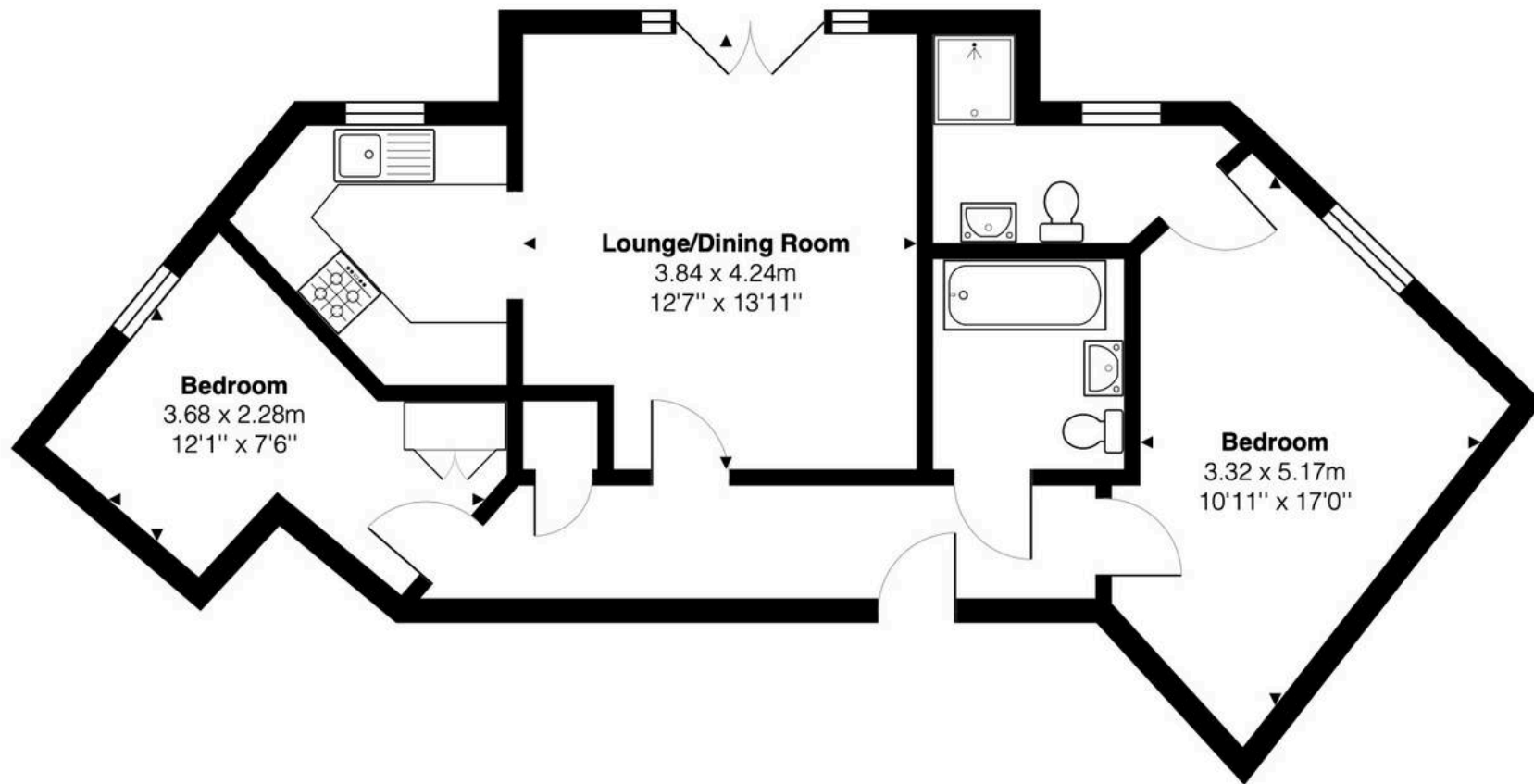
Rare opportunity to acquire a spacious top floor apartment serviced by a lift in Ware's town centre. 2 bedrooms, en-suite, secure allocated parking, communal gardens.  
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Third Floor

Total Area: 60.5 m<sup>2</sup> ... 651 ft<sup>2</sup>

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)



### **Communal Entrance Hall**

With secure entryphone system, lifts and stairs to all floors, private front entrance door to:

### **Entrance Hall**

With loft access, storage cupboard, slim line electric panel heater, secure entryphone system, doors to:

### **Lounge/Dining Room**

12' 7" x 13' 11" (3.84m x 4.24m)

With double glazed French doors to the Juliet balcony to rear aspect, electric slim line panel heater, open to:

### **Kitchen**

With Velux window to rear aspect. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated oven with four ring electric hob and extractor over, integrated fridge/freezer, dishwasher and washing machine, tiled splash back areas.

### **Bedroom One**

10' 11" x 17' 0" (3.32m x 5.17m)

With double glazed window to rear aspect, slim line electric panel heater, door to:

### **En Suite Shower Room**

With Velux window to rear aspect. Fitted with a suite comprising dual flush wc, pedestal wash hand basin, fully tiled shower cubicle with shower connected, tiled splash back areas, slim line electric panel heater.

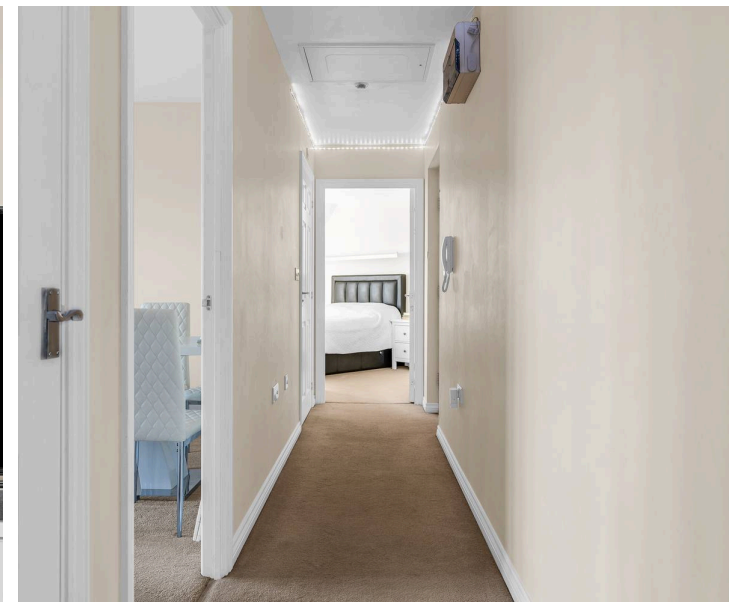
### **Bedroom Two**

12' 1" x 7' 6" (3.68m x 2.28m)

With double glazed window to rear aspect, slim line electric panel heater, fitted wardrobes.

### **Bathroom**

Fitted with a suite comprising dual flush wc, pedestal wash hand basin, panel enclosed bath with chrome mixer tap and shower attachment, slim line electric panel heater, tiled splash back areas.







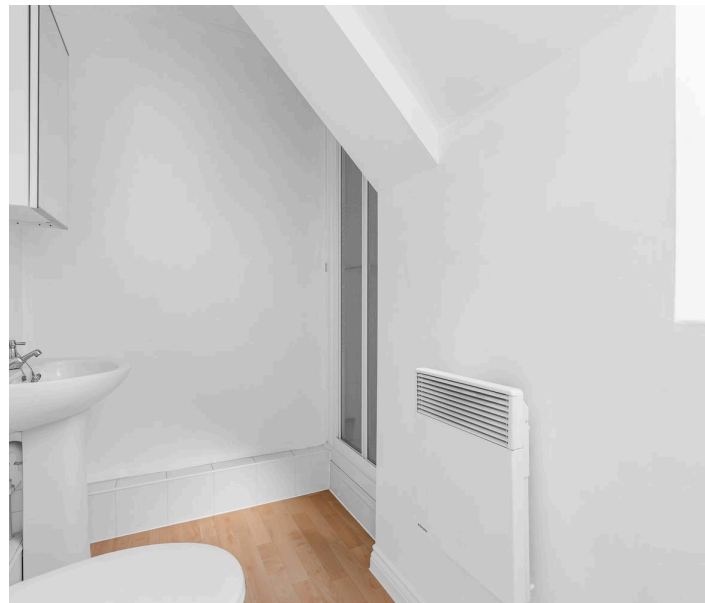
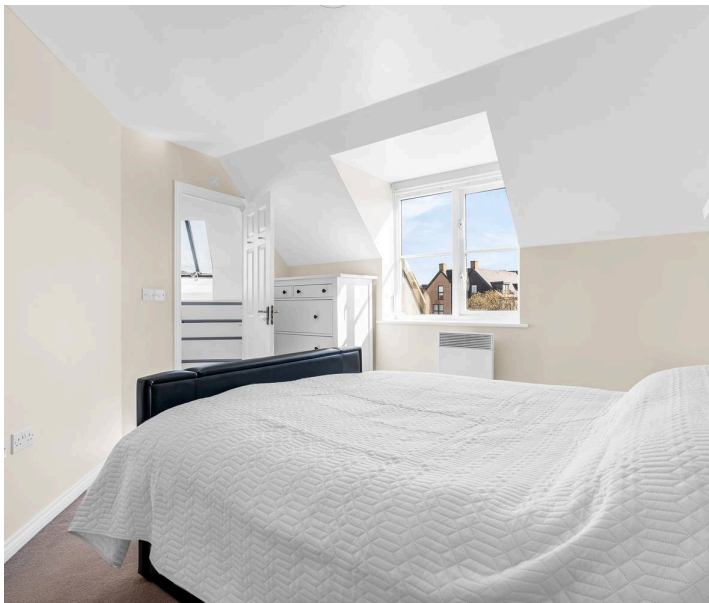
### **COMMUNAL GARDEN**

The property benefits from the use of communal courtyard style gardens with seating areas.

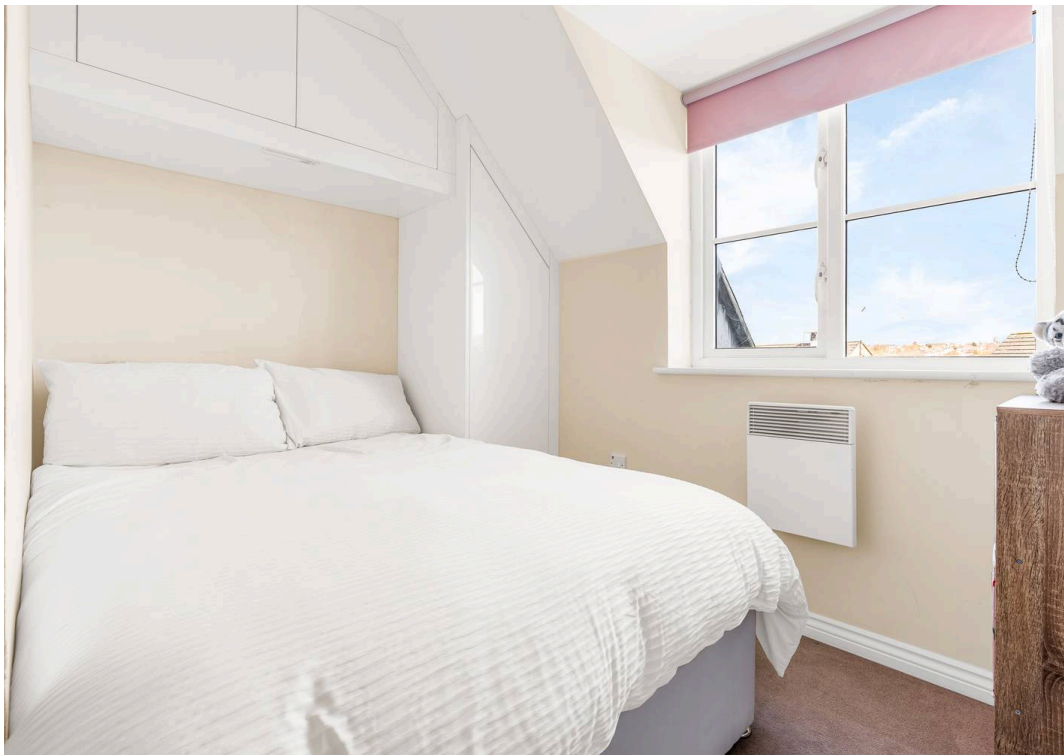
### **ALLOCATED PARKING**

1 Parking Space

Secure allocated parking space.











## Elliot Heath Estate Agents

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