



**Elliot Heath**  
ESTATE AGENTS

**5 Church House Church Street, Ware**  
In Excess of **£320,000**



# 5 Church House Church Street

Ware, Ware

2-bed ex-show home apartment in Ware (built 2018). Spacious with large double bedrooms, en-suite, bathroom, open-plan kitchen/living/dining. Allocated parking. Close to amenities & mainline station

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Ground Floor**

**Total Area: 62.2 m<sup>2</sup> ... 670 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 and private front door to:

### **Entrance Hall**

With built in storage cupboard, secure entryphone, wood effect flooring, electric wall heater, doors to:

### **Kitchen/Dining/Living Room**

15' 5" x 15' 0" (4.70m x 4.58m)

### **Dining/Living Room**

With double glazed window, wood effect flooring, 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, integrated appliances, space and plumbing for washing machine, wood effect flooring.

### **Bedroom One**

11' 1" x 12' 5" (3.38m x 3.79m)

With double glazed window, electric wall heater, door to:

### **En Suite Shower Room**

Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, dual flush wc, fully tiled, heated towel rail.

### **Bedroom Two**

11' 1" x 8' 11" (3.38m x 2.71m)

With double glazed window, electric wall heater.

### **Bathroom**

Fitted with a suite comprising a tile enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.







## ALLOCATED PARKING

1 Parking Space

Allocated parking space.







## Elliot Heath Estate Agents

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