



**Elliot Heath**  
ESTATE AGENTS

**128 Trapstyle Road, Ware – SG12 0BX**

Guide Price **£220,000**



# 128 Trapstyle Road

Ware, Ware

Elliot Heath are pleased to offer this larger style two-bedroom first floor apartment with the benefit of an extended lease on completion. This spacious apartment offers an entrance hall, living /dining room, kitchen, two bedrooms and bathroom. The property is located just a short walk of the River Lea and Ware High Street amenities to include the mainline station serving London's Liverpool Street. To arrange your appointment to view please call Elliot Heath on 01920 293333.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







### **Accommodation**

Communal entrance door providing access to:

#### **Communal Entrance Hall**

With stairs to all floors and main double-glazed entrance door to:

#### **Entrance Hall**

With wood effect flooring, three built in storage cupboards, electric wall heater, doors to:

#### **Living Room**

15' 5" x 12' 3" (4.70m x 3.73m)

Dual aspect with two double glazed windows, wood effect flooring, two electric wall heaters, open to:

#### **Kitchen**

8' 10" x 7' 2" (2.69m x 2.18m)

With large double glazed window to side aspect. Fitted with a range of wall and base storage units with work surface over incorporating a stainless-steel sink and drainer unit, integrated electric oven, four ring electric hob with stainless-steel extractor hood over, space and plumbing for washing machine, space for fridge/freezer, ample power points, tiled splash back areas, tiled flooring.

#### **Bedroom One**

14' 4" x 10' 2" (4.37m x 3.10m)

With double-glazed window to front aspect, electric wall heater.

#### **Bedroom Two**

8' 10" x 6' 11" (2.69m x 2.11m)

With double-glazed window to side aspect, wood effect flooring, electric wall heater.

#### **Bathroom**

With double-glazed window to rear aspect with obscure glass. 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.







### **COMMUNAL GARDEN**

To the outside of the property there are communal garden areas that surround the property together with various shrubs, flower beds and small trees.

### **ALLOCATED PARKING**

1 Parking Space

There is allocated parking together with casual visitor parking spaces nearby to the property.





## Elliot Heath Estate Agents

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