



Elliot Heath
ESTATE AGENTS

16 Loxley Court Crane Mead, Ware
Guide Price £350,000

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Ware, Ware

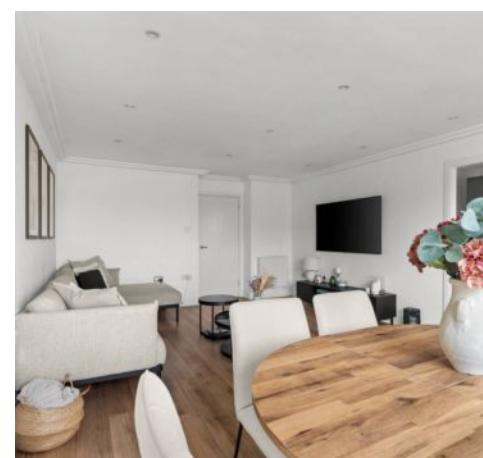
2-bed top floor apartment in riverside development
nr Ware town centre. Open plan living, balcony,
kitchen, en suite, bathroom, ample storage, large loft
space, garage en bloc, communal gardens.

Council Tax band: D

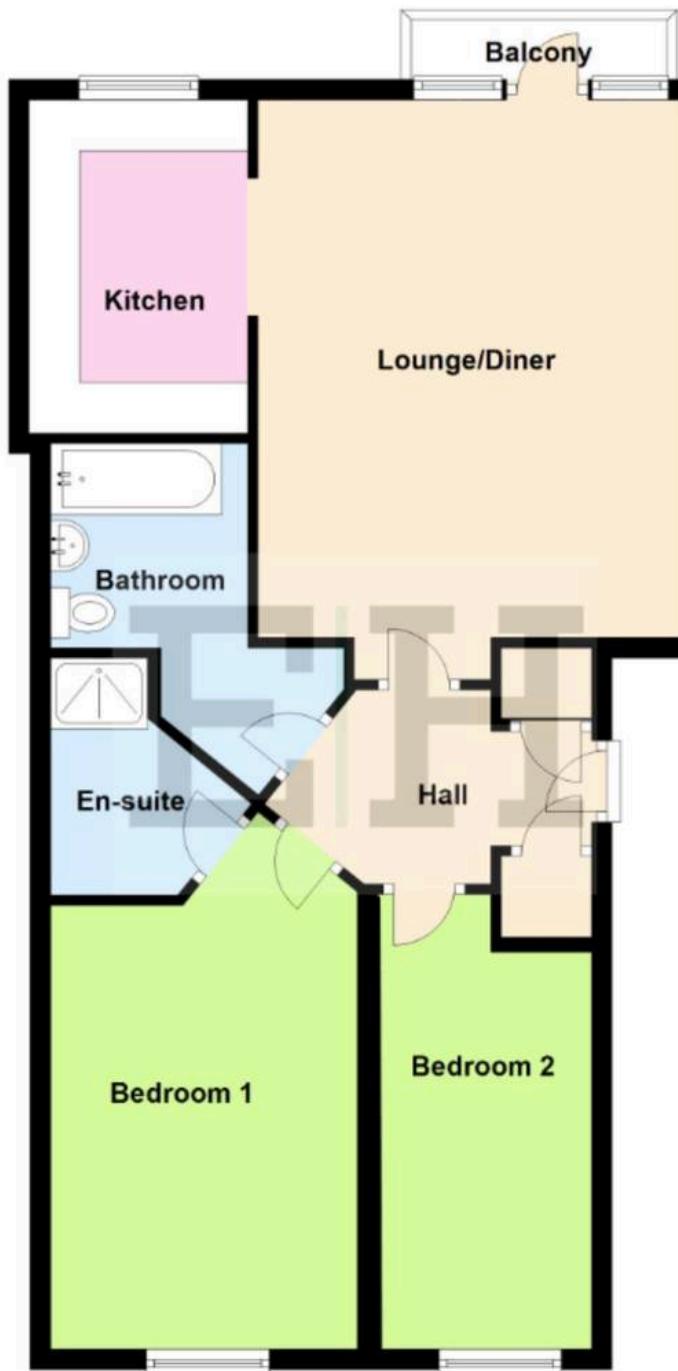
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B



Approx. 69.7 sq. metres (750.2 sq. feet)



Accommodation

Communal front entrance door with entry phone system to:

Communal Entrance Hall

With stairs rising to all floor, private front entrance door to:

Entrance Hall

With airing cupboard, further storage cupboard, large loft space, electric wall heater, wood flooring and doors to:

Lounge/Diner

17' 4" x 13' 6" (5.28m x 4.11m)

With double glazed doors and windows to balcony offering views over communal gardens and the River Lea, entryphone receiver, two electric wall heaters, open to:

Kitchen

10' 1" x 7' 0" (3.07m x 2.13m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a single stainless steel sink and drainer unit, integrated appliances, space for fridge/freezer, spotlights to ceiling, tiled splash back areas, wood flooring.



Bedroom

14' 4" x 9' 10" (4.37m x 2.99m)

With double glazed window, electric wall heater. Door to:

En Suite Shower Room

Fitted with a suite comprising tiled shower cubicle, low level w.c., pedestal wash hand basin, spotlights to ceiling, shaver point, extractor fan, wall heater, tiled splash back areas, tiled flooring.

Bedroom Two

14' 3" x 6' 4" (4.34m x 1.93m)

With double glazed window, electric wall heater.



Bathroom

Fitted with a suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level w.c., tiled splash back areas, spotlights to ceiling, extractor fan, electric chrome heated towel rail, shaver point, tiled flooring.



COMMUNAL GARDEN

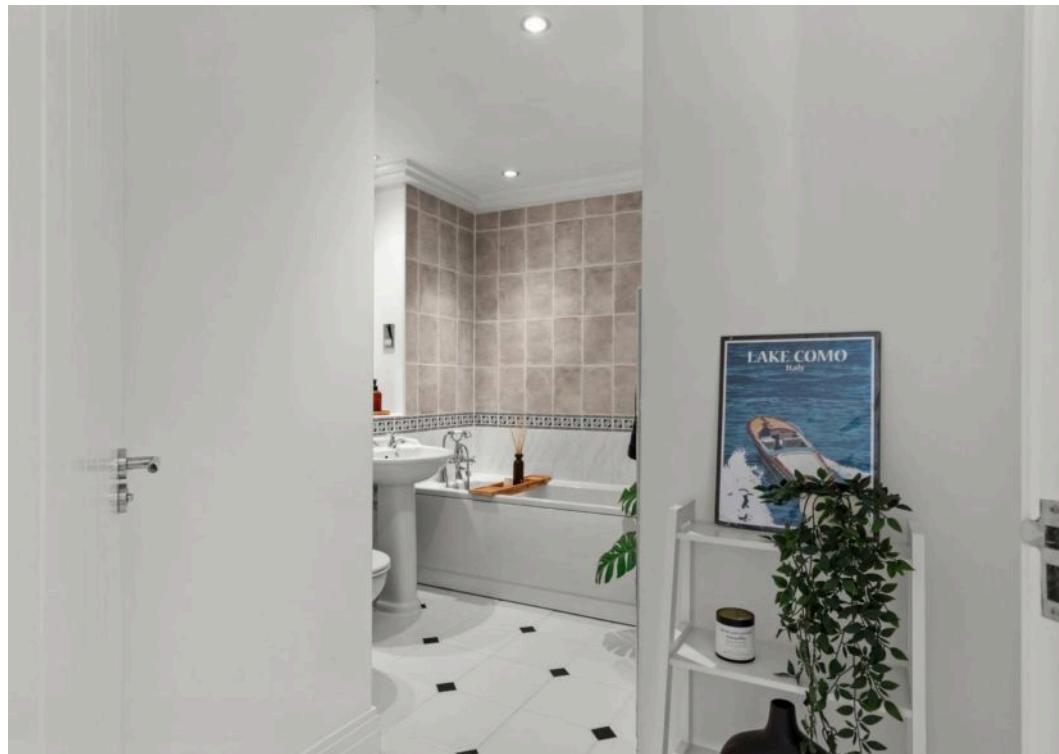
Attractive communal gardens.

GARAGE EN BLOC

1 Parking Space

Garage arranged en bloc.







Elliot Heath Estate Agents

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