



**Elliot Heath**  
ESTATE AGENTS

Flat 20, The Octagon Collett Road, Ware  
Guide Price £280,000

# Flat 20

The Octagon Collett Road, Ware

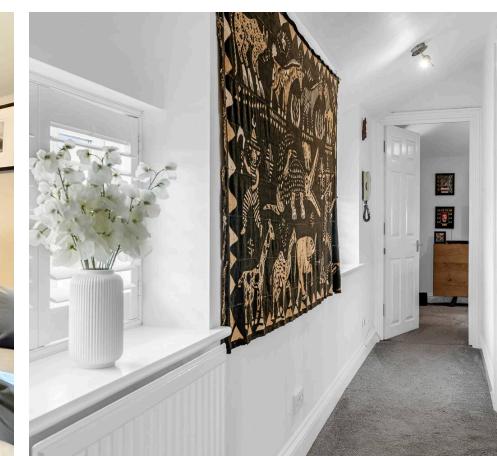
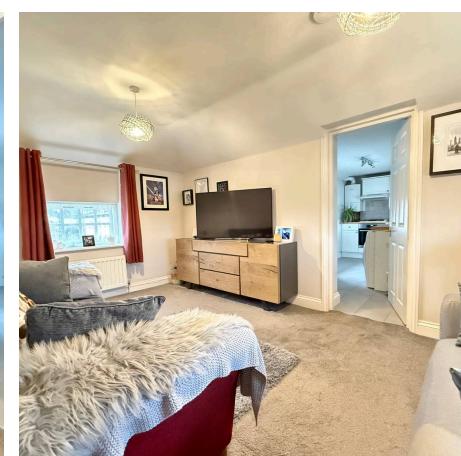
Light and spacious two-bed apartment in a Victorian conversion with fitted kitchen, dual-aspect lounge, modern bathroom, communal gardens and parking, close to Ware town centre and station.

Council Tax band: C

Tenure: Leasehold

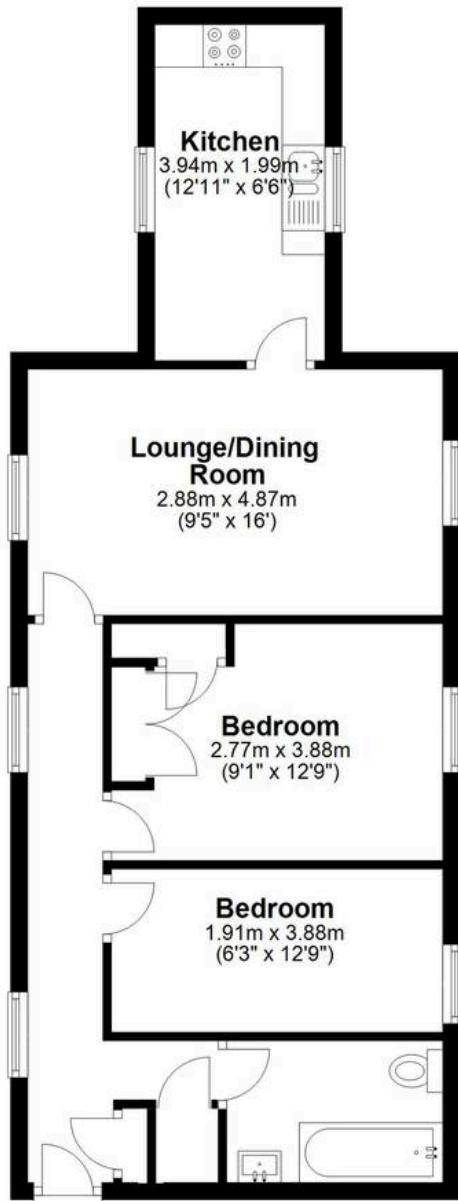
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



## Second Floor

Approx. 53.7 sq. metres (578.5 sq. feet)



Total area: approx. 53.7 sq. metres (578.5 sq. feet)

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.

## Communal Entrance Hall

With stairs to all floors and private front entrance door to:

## Entrance Hall

With two double glazed windows, two built in storage cupboards, radiator, entryphone system, doors to:

## Lounge/Dining Room

9' 5" x 16' 0" (2.88m x 4.87m)

Dual aspect with two double glazed windows, two radiators, door to:

## Kitchen

12' 11" x 6' 6" (3.94m x 1.99m)

Dual aspect with two double glazed windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built in oven with gas hob and extractor over, appliance space, wall mounted boiler, tiled splash back areas, tiled flooring, radiator.

## Bedroom One

9' 1" x 12' 9" (2.77m x 3.88m)

With double glazed window, radiator, fitted wardrobe cupboards.

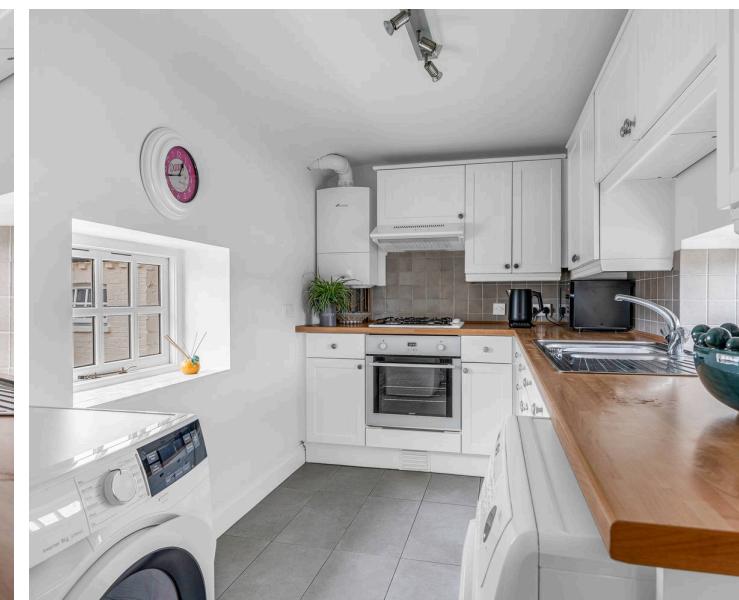
## Bedroom Two

6' 3" x 12' 9" (1.91m x 3.88m)

With double glazed window, radiator.

## Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





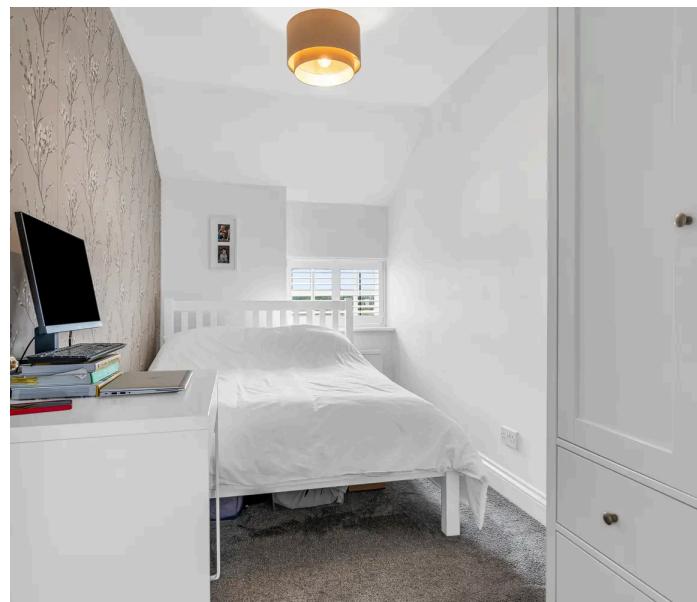
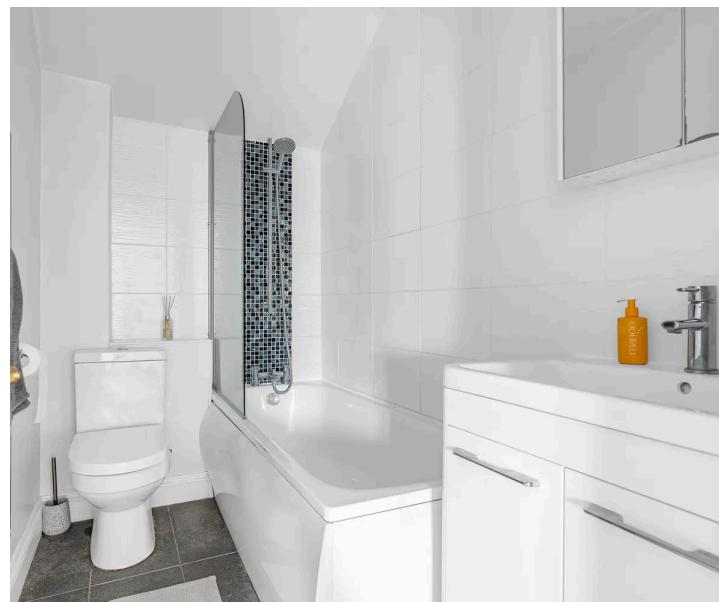
#### COMMUNAL GARDEN

Very well kept communal gardens.

#### ALLOCATED PARKING

1 Parking Space

Allocated parking space.





# Elliot Heath Estate Agents

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