



**Elliot Heath**  
ESTATE AGENTS

Flat 5, Amwell House London Road, Ware

Guide Price £500,000

# Flat 5

Amwell House London Road, Ware

Charming duplex apartment in restored 1750 conversion in the heart of Ware. Beautifully renovated in 2020, offering period features, modern kitchen/diner, 2 double bedrooms, excellent transport links.

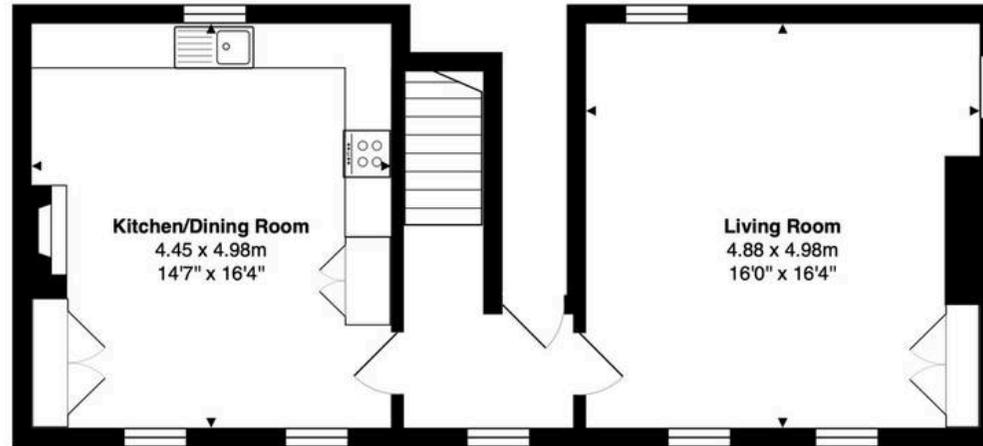
Council Tax band: E

Tenure: Share of Freehold

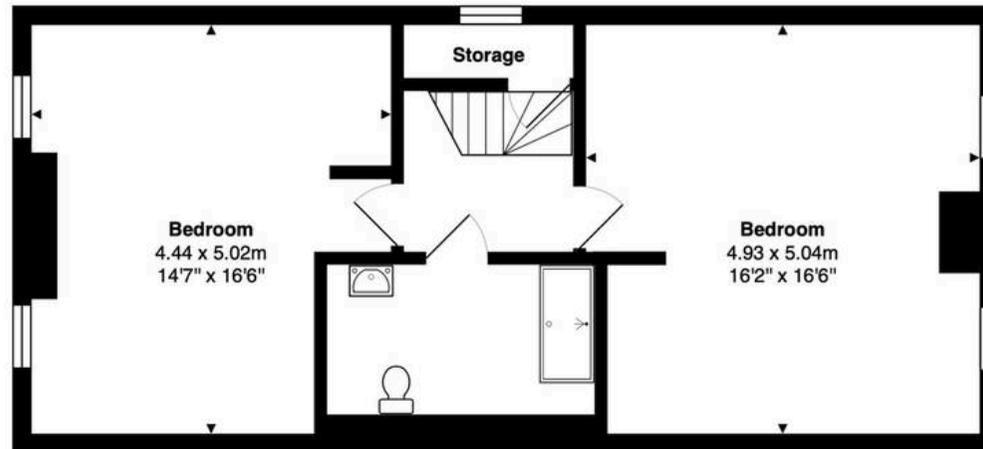
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Second Floor**  
 Area: 53.3 m<sup>2</sup> ... 573 ft<sup>2</sup>



**Third Floor**  
 Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

**Total Area: 111.6 m<sup>2</sup> ... 1201 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

Stunning communal entrance hall with many original features and stairs rising to second floor landing with private front entrance door to:

### Entrance Hall

With sash window, radiator, stairs rising to third floor landing, doors to:

### Living Room

16' 0" x 16' 4" (4.88m x 4.98m)

Triple aspect sash windows, two radiators, built in storage cupboard.

### Kitchen/Dining Room

14' 7" x 16' 4" (4.45m x 4.98m)

Dual aspect with sash windows. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, two built in storage cupboards, wood flooring, feature fireplace, radiator.

### Third Floor landing

With sash window, built in storage cupboard, radiator, doors to:

### Bedroom One

16' 2" x 16' 6" (4.93m x 5.04m)

With two sash windows, two radiators, built in shelving and hanging rails to alcove.

### Bedroom Two

14' 7" x 16' 6" (4.44m x 5.02m)

With two sash windows, two radiators, fitted shelving and hanging rails to alcove.

### Shower Room

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

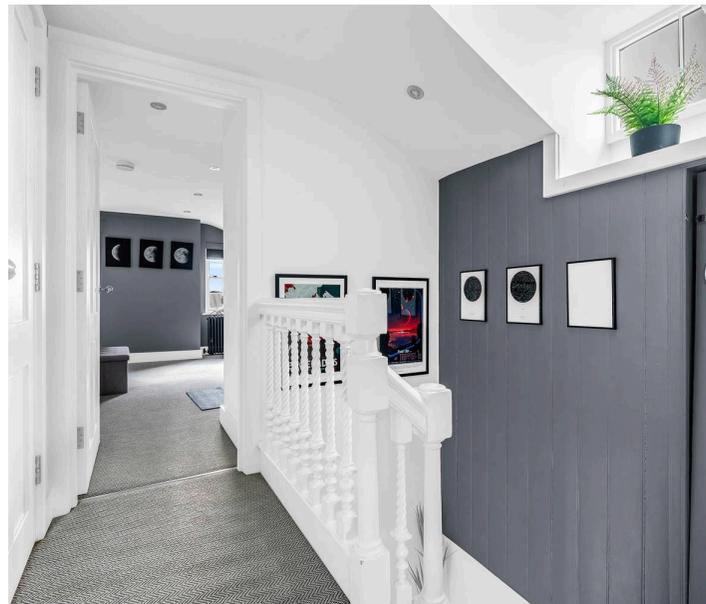


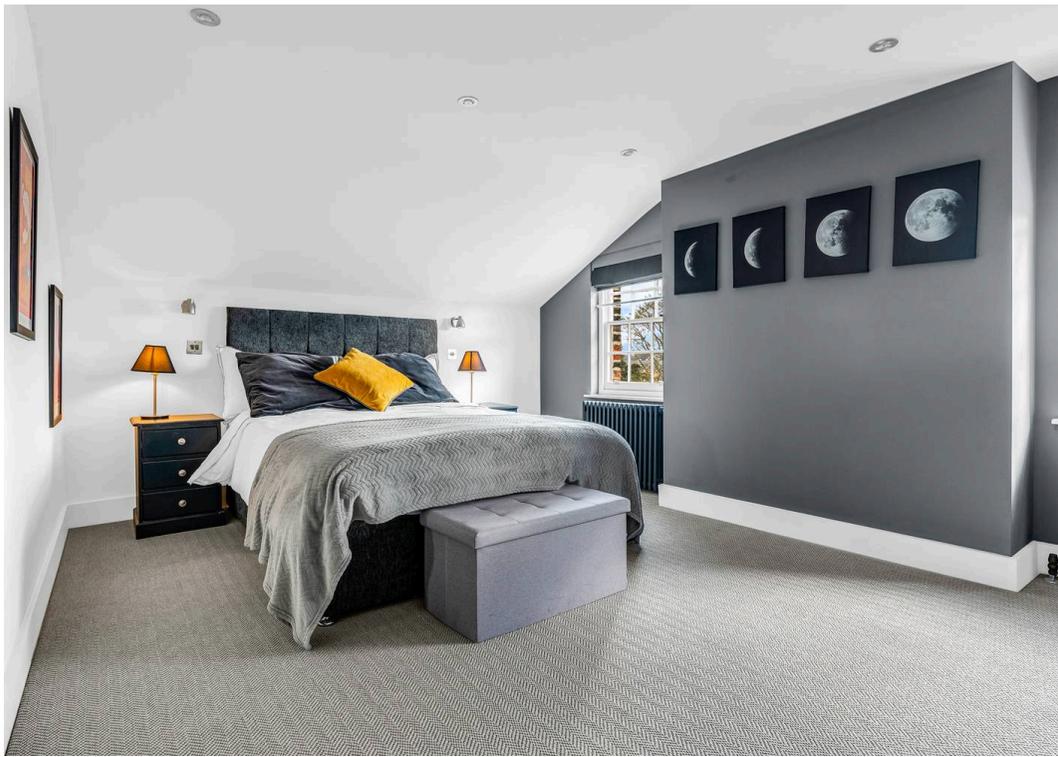
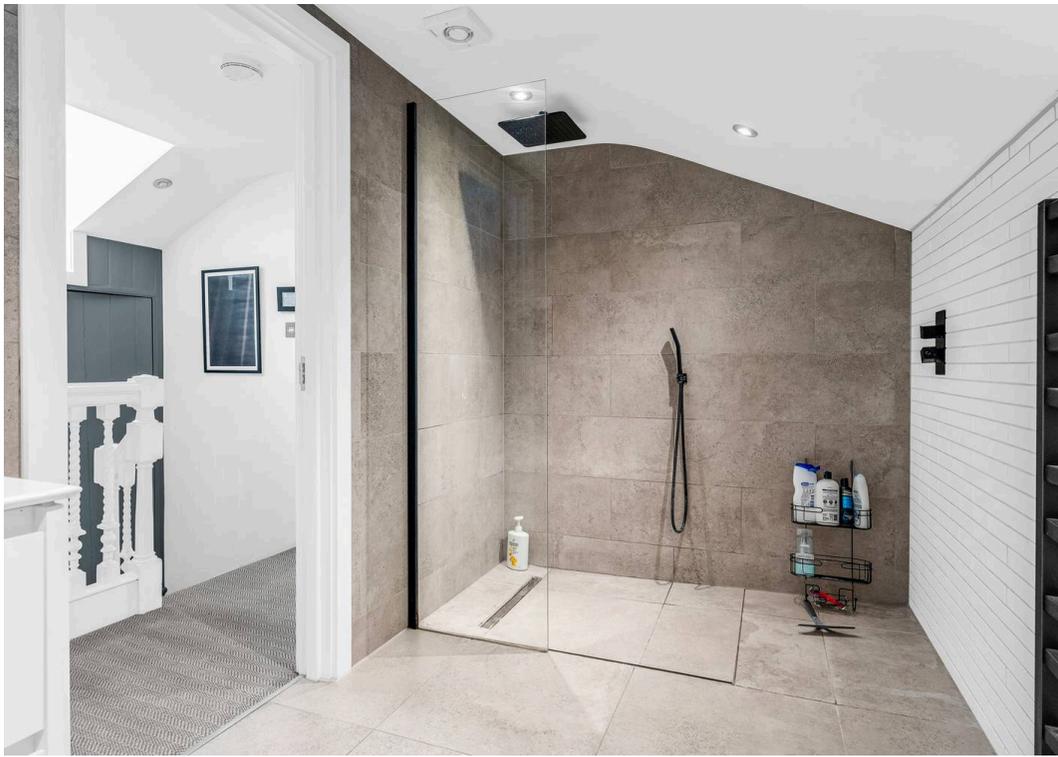


**ALLOCATED PARKING**

1 Parking Space

Allocated parking space.







## Elliot Heath Estate Agents

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