



**Elliot Heath**  
ESTATE AGENTS

**7 Spruce Court Cowper Close, Ware**  
Guide Price **£170,000**

# 7 Spruce Court Cowper Close

Ware, Ware

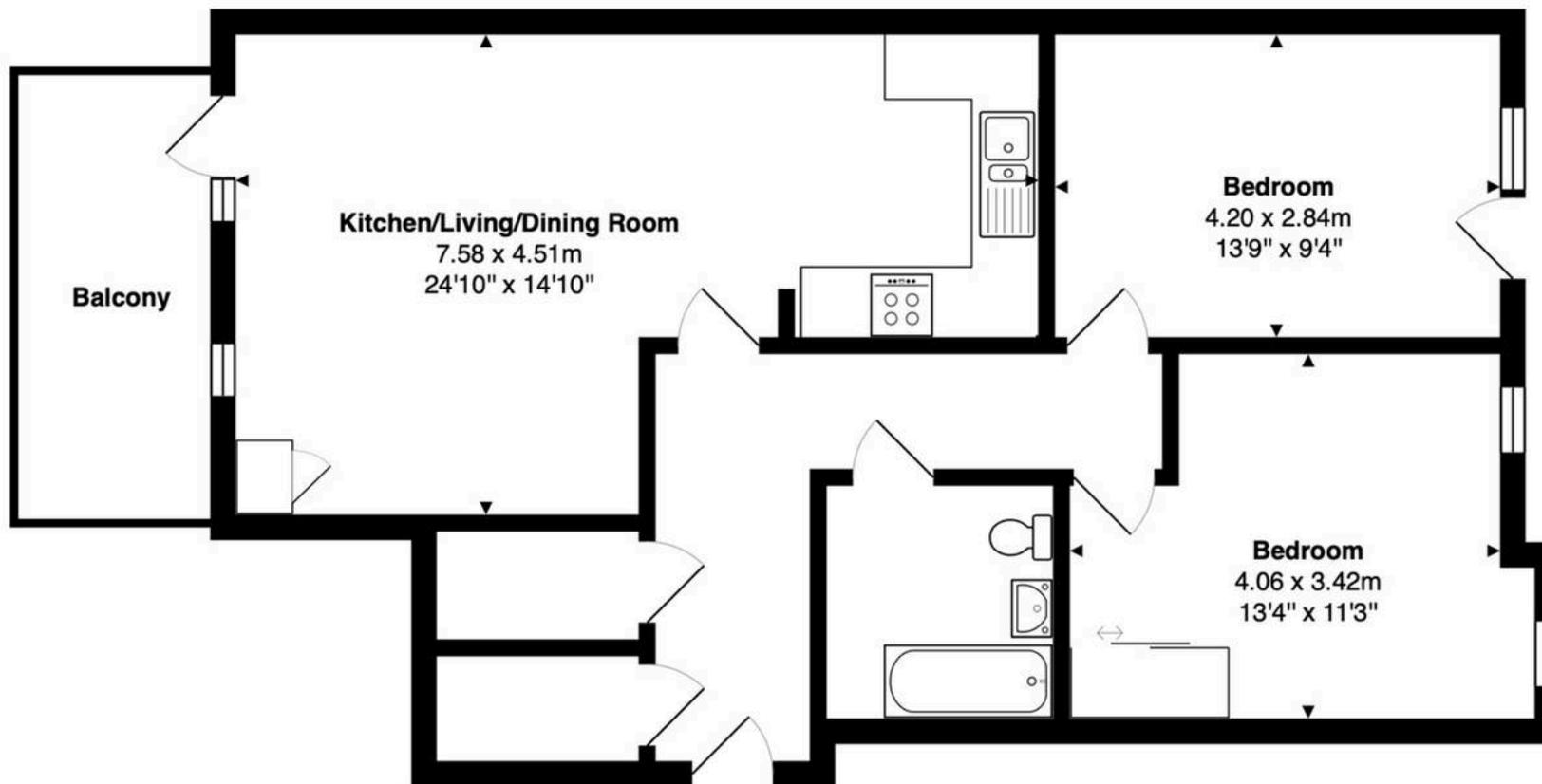
Elliot Heath offers the rare opportunity to acquire a 50% share in a spacious 2-bed apartment with 2 balconies, modern kitchen, bathroom, parking, and walking distance to Ware town centre & station. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





**Second Floor**

**Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup> (excluding balcony)**

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

### Entrance Hall

With entry phone system, wood flooring, radiator, two large built in storage cupboards, doors to:

### Kitchen/Living/Dining Room

24' 10" x 14' 10" (7.58m x 4.51m)

### 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, tiled splash back areas, wood flooring, open to:

### Living/Dining Room

With double glazed door and windows onto the private balcony, wood flooring, built in storage cupboard, two radiators.

### Bedroom One

13' 4" x 11' 3" (4.06m x 3.42m)

With two full height double glazed windows, radiator, fitted wardrobe cupboard with sliding doors.

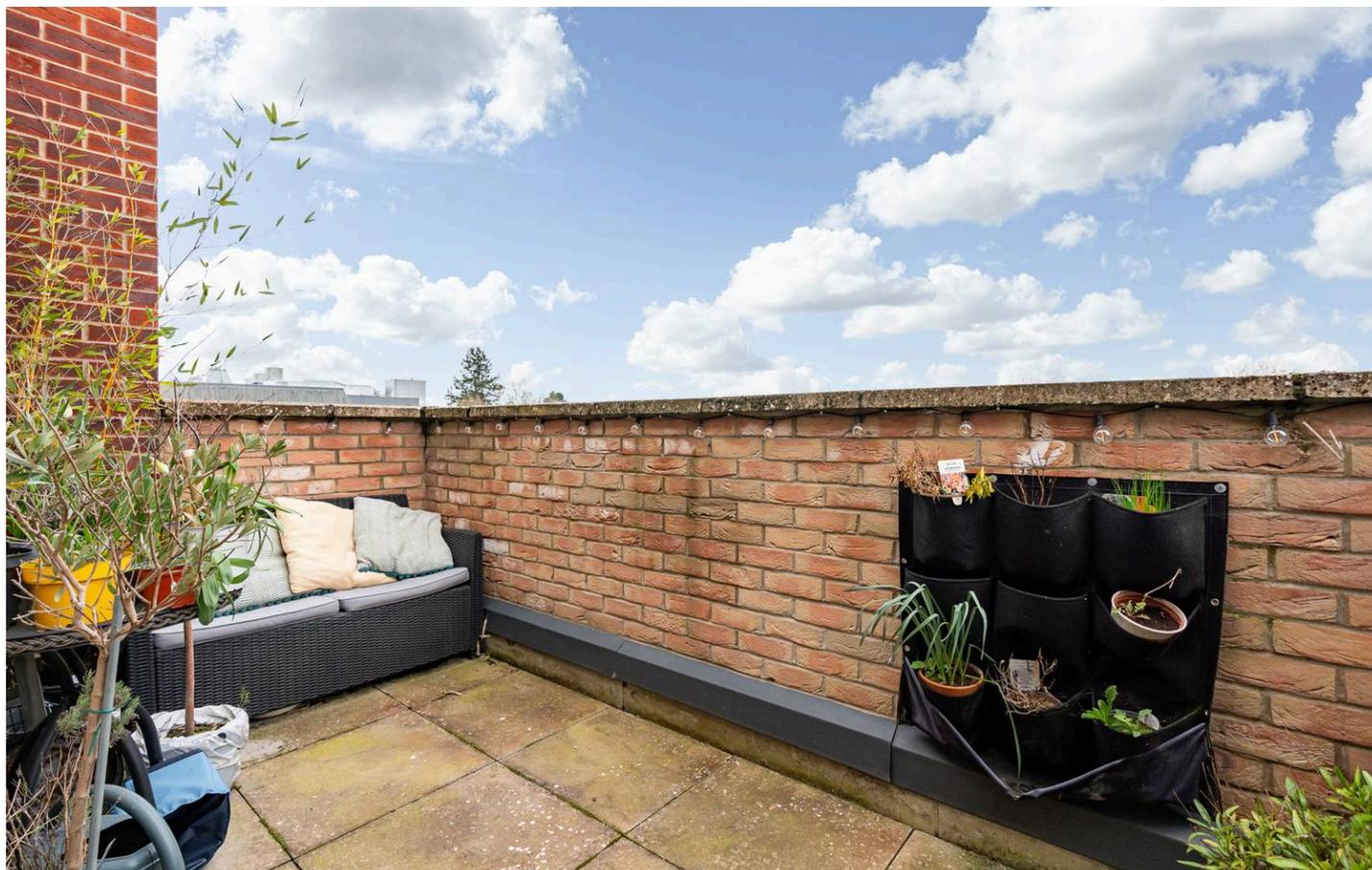
### Bedroom Two

13' 9" x 9' 4" (4.20m x 2.84m)

With double glazed window and door to a private Juliet balcony, radiator.

### Bathroom

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





### **BALCONY**

Balcony accessed via the living/dining room and Juliet balcony accessed via bedroom two.

### **COMMUNAL GARDEN**

Attractively landscaped communal gardens.

### **ALLOCATED PARKING**

1 Parking Space

Allocated parking space.





## Elliot Heath Estate Agents

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