



17 Kestrel Court | Ware | SG12 0XQ

Asking Price £200,000

Well presented first floor apartment located within walking distance of GSK and the town centre situated on the ever-popular Old Vicarage development. The property benefits from a bright sitting/dining room, fitted kitchen, modern bathroom and a well-proportioned double bedroom with built-in wardrobe and airing cupboard. The property is in good decorative order and has modern electric heating, landscaped communal gardens and ample parking. NO CHAIN!



CHRIS DELLAR
PROPERTIES

Your estate agent

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Main communal entrance door leading into:

Communal Entrance Lobby

With stairs rising to first floor. Door to communal balcony leading to private entrance door.

Hallway

Two built-in storage cupboards. Programmable wall mounted Dimplex electric panel heater. Doors off.

Sitting/Dining Room

17'1 x 10'1 (5.21m x 3.07m)

uPVC double glazed window overlooking the communal gardens. Programmable wall mounted Dimplex electric panel heater.

Kitchen

9'4 x 7'2 (2.84m x 2.18m)

uPVC double glazed window to front aspect. Fitted range of wall and base units incorporating work surfaces and stainless steel single drainer sink unit with tiled splashback areas. Space for washer/dryer, electric cooker and fridge/freezer. Wood effect vinyl flooring.

Double Bedroom

17'1 x 9'2 (5.21m x 2.79m)

uPVC double glazed window to rear aspect. Programmable wall mounted Dimplex electric panel heater. Fitted wardrobe and airing cupboard.

Bathroom

High level double glazed window to front aspect with obscured glass. Bathroom suite comprising panel enclosed bath with Triton shower over and glass shower screen, pedestal wash hand basin, low flush WC. Extensive tiling to splashbacks. Wall mounted Dimplex heater. Large wall mounted mirror. Vinyl floor covering.

EXTERIOR

Communal Gardens

Attractively landscaped communal gardens. Bin store and clothes drying area.

Parking

Casual parking for residents and visitors.

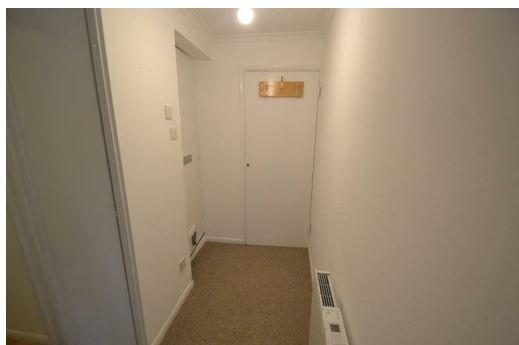
Disclaimer

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to any lease documents or property deeds; therefore prospective purchasers should rely on information given by their Solicitors on these matters. Measurements are approximate and are only intended to provide a guide.

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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