



2 Rosa Cooper Court Plaxton Way

Ware, SG12 7FE

Price £310,000



KIRBY COLLETTI are delighted to market this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT which is offered CHAIN FREE! Located within a short walk of the vibrant Ware Town Centre with its wealth of Shops, Restaurants, River Lee and Railway Station with its service into London Liverpool Street.

Some of the many benefits include 19ft Living Room/Open Plan Fitted Kitchen, Security Entryphone System, Gas Heating to Radiators, uPVC Double Glazing, Bathroom/W.C. and Residents Parking

- CHAIN FREE
- 19ft LIVING ROOM/KITCHEN
- SECURITY ENTRYPHONE
- SHORT WALK TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- GAS HEATING TO RADIATORS
- BATHROOM/W.C
- GROUND FLOOR APARTMENT
- uPVC DOUBLE GLAZING
- RESIDENTS PARKING



ACCOMMODATION

Entrance door to:

RECEPTION HALL

uPVC Double glazed window. Two storage cupboards. Laminated wood flooring. Radiator. Security entry phone system. Two storage cupboards.

OPEN PLAN LIVING ROOM/KITCHEN

19'1 x 13'3 (5.82m x 4.04m)

Dual aspect uPVC double glazed windows. Laminated wood flooring. Radiator. Range of White high gloss wall and base units with work surfaces over. Inset stainless steel sink unit. Built in electric oven and gas hob with extractor canopy above. Integrated dishwasher. Integrated washing machine. Cupboard housing wall mounted gas boiler.

BEDROOM 1

11'6 x 10'6 (3.51m x 3.20m)

Front aspect uPVC double glazed window. Radiator.

BEDROOM 2

13'4 x 8'5 (4.06m x 2.57m)

Rear aspect uPVC double glazed window. Radiator.

BATHROOM/W.C

7'1 x 6'7 (2.16m x 2.01m)

Panel enclosed bath with mixer tap, separate shower unit with tiled surround and glazed

screen. Low level W.C. Pedestal wash hand basin. Tiled floor. Radiator. Extractor fan. Recessed ceiling spotlights.

OUTSIDE

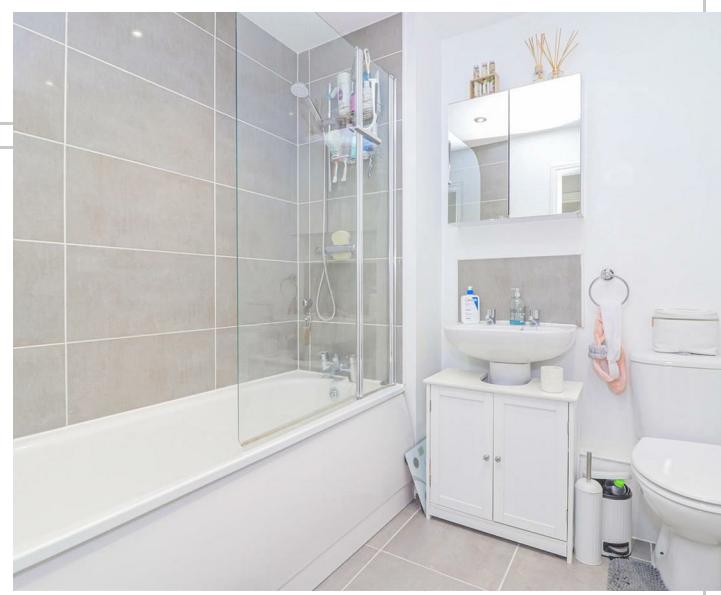
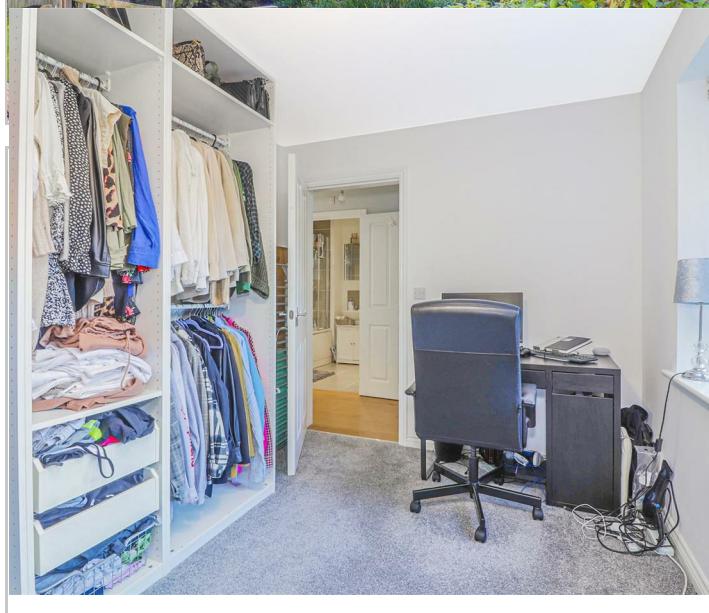
Residents Parking and Lawned area with views over the River Lee.

AGENTS NOTES

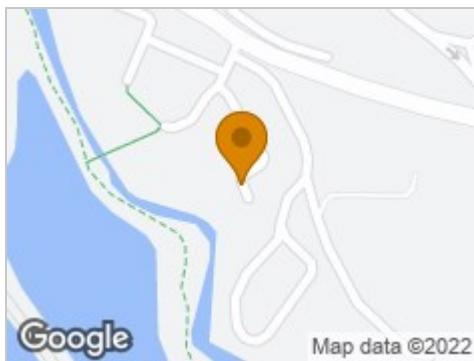
Lease 115 years remaining

Service charge: £149 per month

Ground Rent: £250 per annum



Road Map



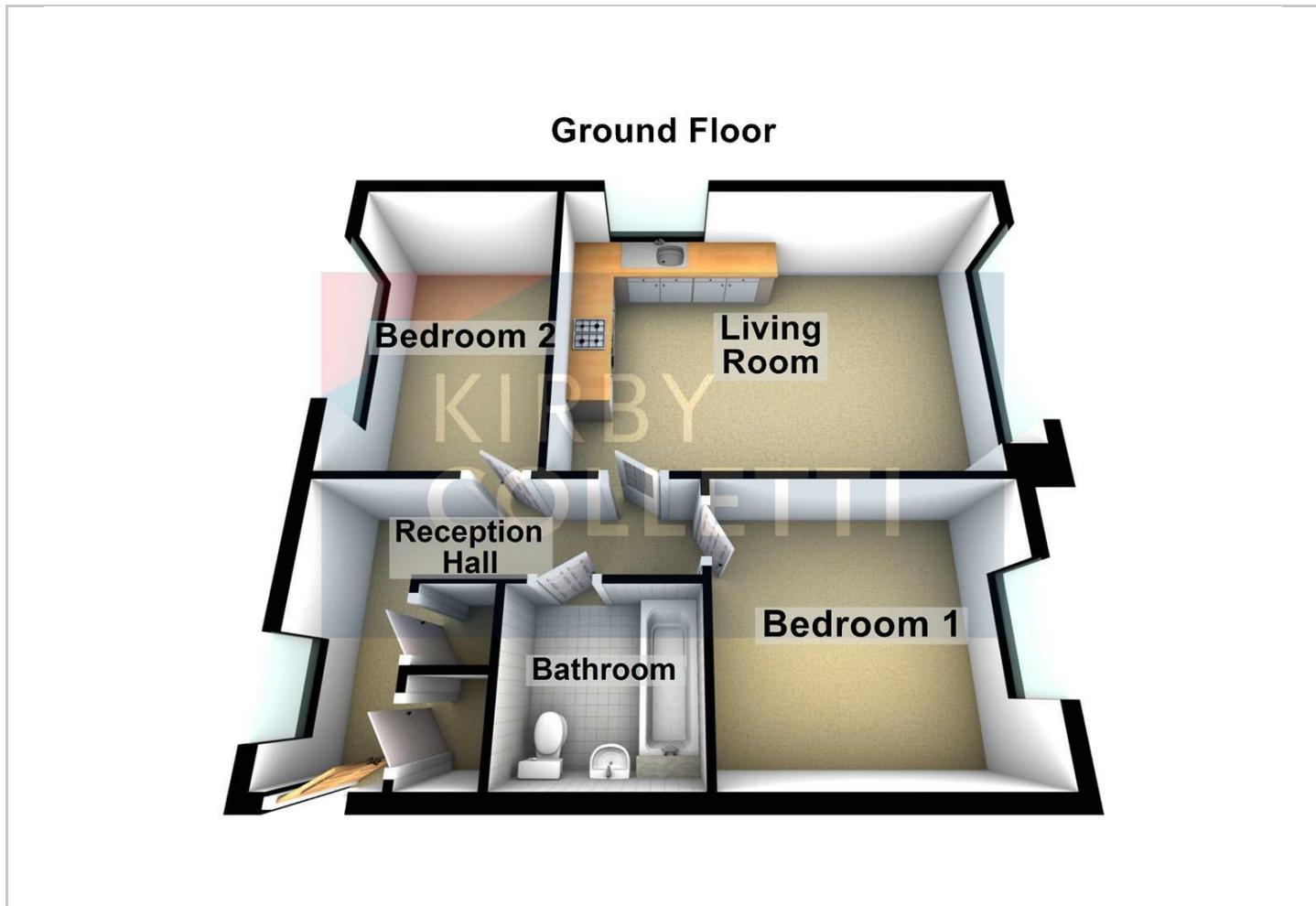
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

