

Jonathan Hunt

ESTATE AGENCY

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21 Hartfield Court, Ware, SG12 7LT

£189,950

JONATHAN HUNT are pleased to offer this two bedroom GROUND FLOOR GARDEN APARTMENT located within this retirement development. The property features updated accommodation to include a refitted Kitchen and shower room. The Living room features patio doors leading on to the gardens which enjoy a south westerly aspect. EXTENDED LEASE AND CHAIN FREE. The annual service charge at the property is currently £3,388.20 (£282.35 a month) with a 150 Year lease

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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ENTRANCE HALLWAY

LIVING ROOM 14'3" x 9'5" (4.36 x 2.89)



BEDROOM TWO 10'9" x 5'8" (3.30 x 1.75)



SHOWER ROOM 8'4" x 5'9" (2.56 x 1.76)



KITCHEN 9'8" x 5'11" (2.97 x 1.82)



EXTERIOR

BEDROOM ONE 13'6" x 8'4" (4.14 x 2.56)



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GARDENS



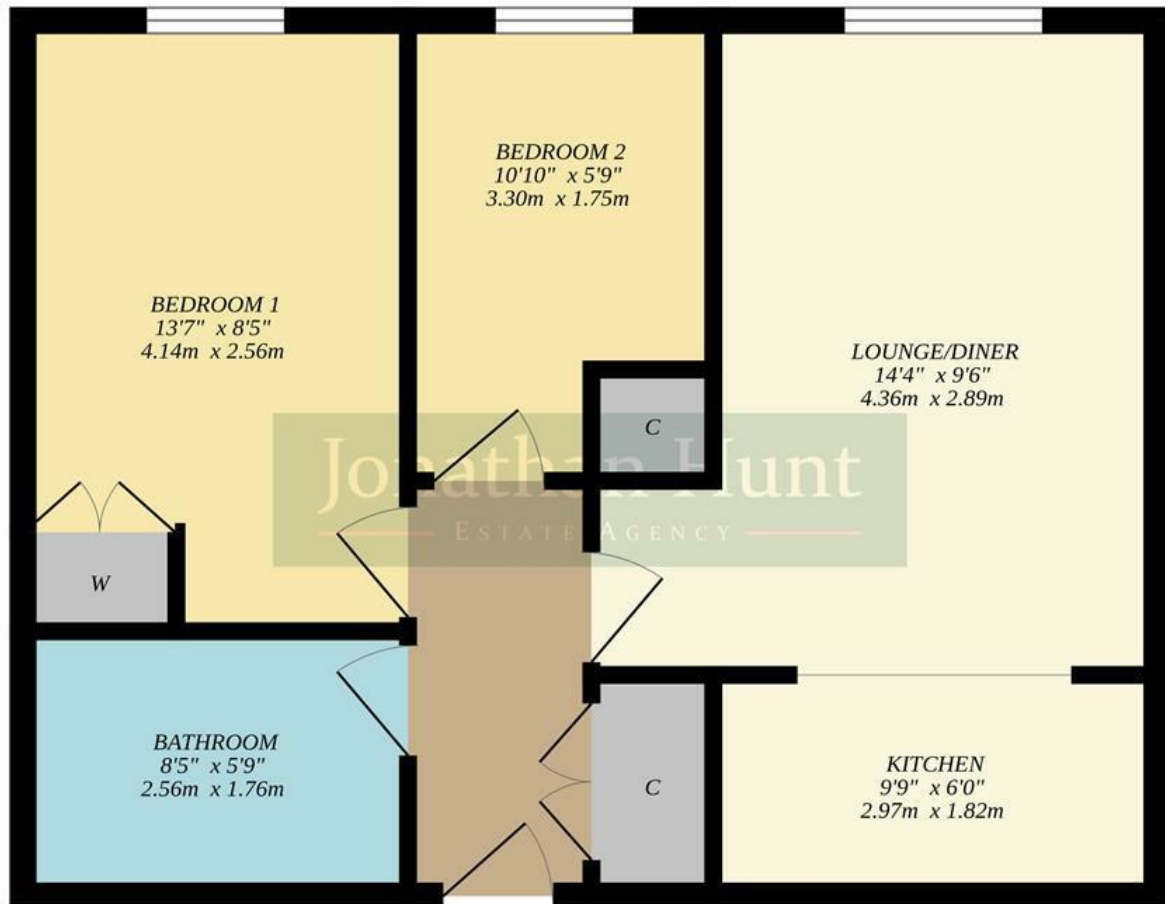
COUNCIL TAX BAND - B



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		
	74	81
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	81
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 472 sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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