

# Jonathan Hunt

ESTATE AGENCY

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**15 Coopers Court, Ware, SG12 9FG**

**Asking Price £325,000**

JONATHAN HUNT are pleased to offer this wonderful TWO BEDROOM GROUND FLOOR apartment positioned within this well kept RIVERSIDE DEVELOPMENT. The property offers a spacious Living/Dining room, refitted Kitchen, Bathroom and Ensuite shower room to Bedroom one. The property is accessed via a VIDEO ENTRYPHONE SYSTEM and enjoys patio door leading out on to the gardens.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

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## ENTRANCE HALLWAY

## LIVING ROOM 14'11" x 10'3" (4.57 x 3.14 )



## ENSUITE 9'1" x 6'6" (2.78 x 2.00)



## KITCHEN 8'0" x 7'2" (2.46 x 2.19)



## BEDROOM TWO 11'4" x 7'9" (3.47 x 2.37 )



## BEDROOM ONE 10'5" x 9'11" (3.20 x 3.04)



## BATHROOM 12'11" x 9'0" (3.96 x 2.76)



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## EXTERIOR



## ALLOCATED PARKING



## COMMUNAL GARDENS



## COUNCIL TAX BAND D



## GARDENS



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			
		69	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



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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