

# Jonathan Hunt

ESTATE AGENCY

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**11 Hartfield Court, Collett Road, Ware, SG12 7LT**

**£139,950**

OVER 55's - INDEPENDENT LIVING WITH ON-SITE MANAGEMENT FOR THIS 1 BEDROOM FLAT. This 1 bedroom apartment is located in the popular Hartfield Court development which encourages independent living whilst at the same time offers a communal set-up with on-site management, a COMMUNAL RESIDENTS LOUNGE & RESIDENTS KITCHEN. The flat provides an entrance hall, kitchen, living room with patio doors, bedroom and a bathroom and communal gardens. The development provides its' own car park and is located just 500m from the busy High Street. LEASE REMAINING 63 YEARS - SERVICE CHARGE £282.35 per month.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

11 Hartfield Court, Collett Road, Ware, SG12 7LT

ENTRANCE HALLWAY

LIVING ROOM 16'11" x 10'5" (5.18 x 3.2)

KITCHEN 8'4" x 6'2" (2.55 x 1.88)



BEDROOM 14'5" x 9'2" (4.4 x 2.8)

BATHROOM



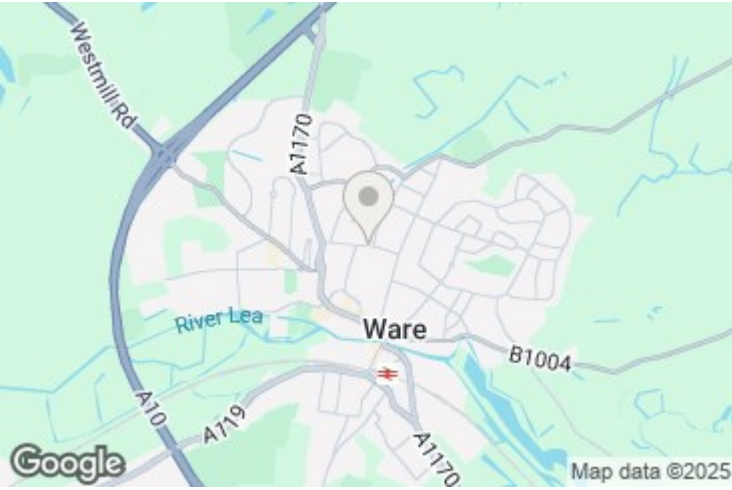
EXTERIOR



COMMUNAL 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		
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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