



£145,000

*Collett Road, Ware*

## **Collett Road, Ware, SG12 7LT**

*Keith Ian are pleased to offer this chain free and ready to occupy one bedroom retirement apartment (over 60s). Located on the outskirts of the Town Centre yet within walking distance to all local amenities, this retirement development boasts communal gardens, bright and airy communal lounge with kitchen and library. There are also an array of social events put on by the residents! The property benefits from sliding doors from the lounge onto communal garden, double glazing, a lounge/diner, one bedroom with fitted wardrobes and a bathroom/wc, plus security entry system and ample parking.*

*Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.*

*The historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.*

*The mainline station is located approximately 1 mile from the property and offers services into Liverpool Street in around 40 minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.*

### **LOUNGE**

*16'9 x 10'2 (5.11m x 3.10m)*

### **KITCHEN**

*8'2 x 6'2 (2.49m x 1.88m)*

### **BEDROOM**

*13'6 x 8'9 (4.11m x 2.67m)*

### **BATHROOM/WC**

*7'6 x 5'6 (2.29m x 1.68m)*

### **COMMUNAL FACILITIES**

*Parking, gardens, lounge and library.*

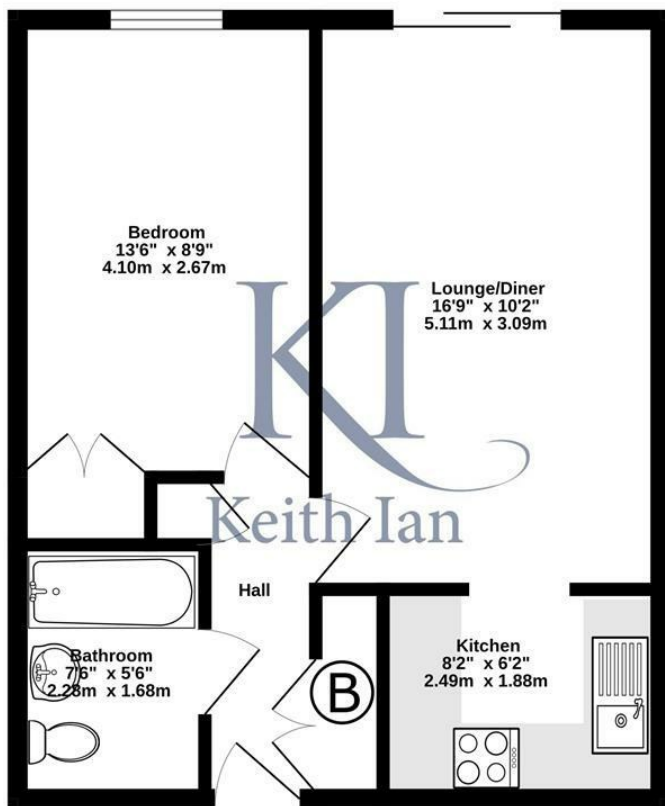
### **WHAT3WORDS**

*///linen.detail.badly*





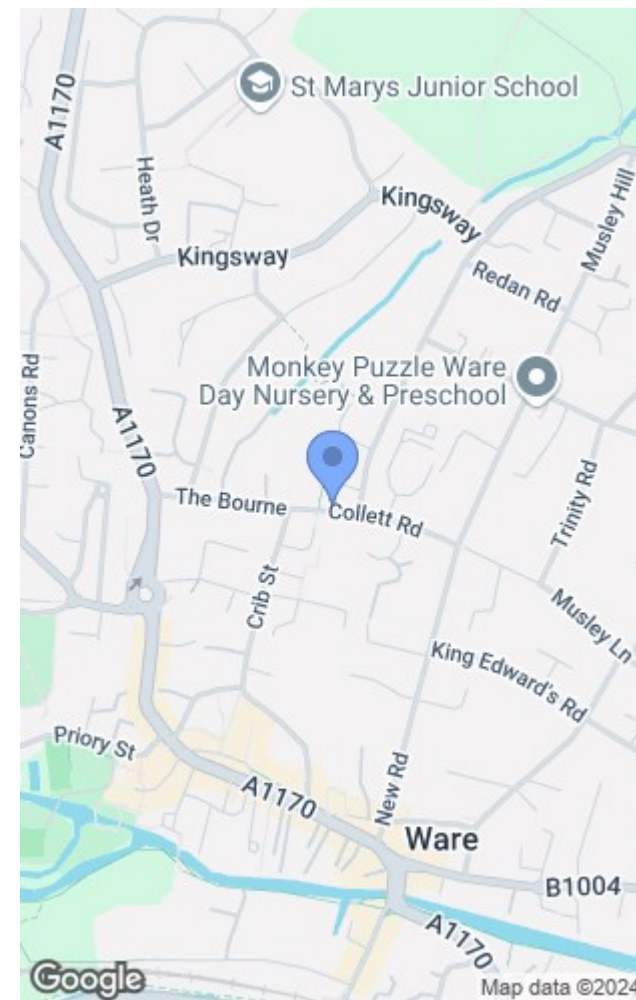
Ground Floor  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 434 sq.ft. (40.3 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

T: 01920 463131  
ware@keithian.com  
www.keithian.com



Offices at Cheshunt Ware and Buntingford  
Managing Director Ian F. Robertson  
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