



£150,000

*Hartfield Court, Ware*

## **Hartfield Court, Ware, SG12 7LT**

*Keith Ian are pleased to offer this chain free and ready to occupy two bedroom retirement apartment (over 60s). Located on the outskirts of the town centre yet within walking distance to all local amenities this warden controlled retirement development boasts communal gardens, bright and airy communal lounge and library. There are also an array of social events put on by the residents! The property benefits from double glazing, a lounge/diner, kitchen, two bedrooms and a modern shower room plus security entry system and ample parking. Ware boasts a characterful High Street with a mainline station into Liverpool Street, several places of interest and walks including along the River Lee towpath.*

*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.*

### **ENTRANCE HALLWAY**

#### **LOUNGE**

*14'3 x 9'9 (4.34m x 2.97m)*

#### **KITCHEN**

*9'9 x 5 (2.97m x 1.52m)*

#### **BEDROOM ONE**

*13'8 x 8'5 (4.17m x 2.57m)*

#### **BEDROOM TWO**

*11'1 x 6 (3.38m x 1.83m)*

### **SHOWER ROOM**

### **LEASEHOLD INFORMATION**

*Lease Length - 66 yrs approx*

*Service Charge - Approx £2480 per annum including ground rent*

### **COUNCIL TAX**

*Band B*

*Annual Charge 1,562.82 2022/2023*

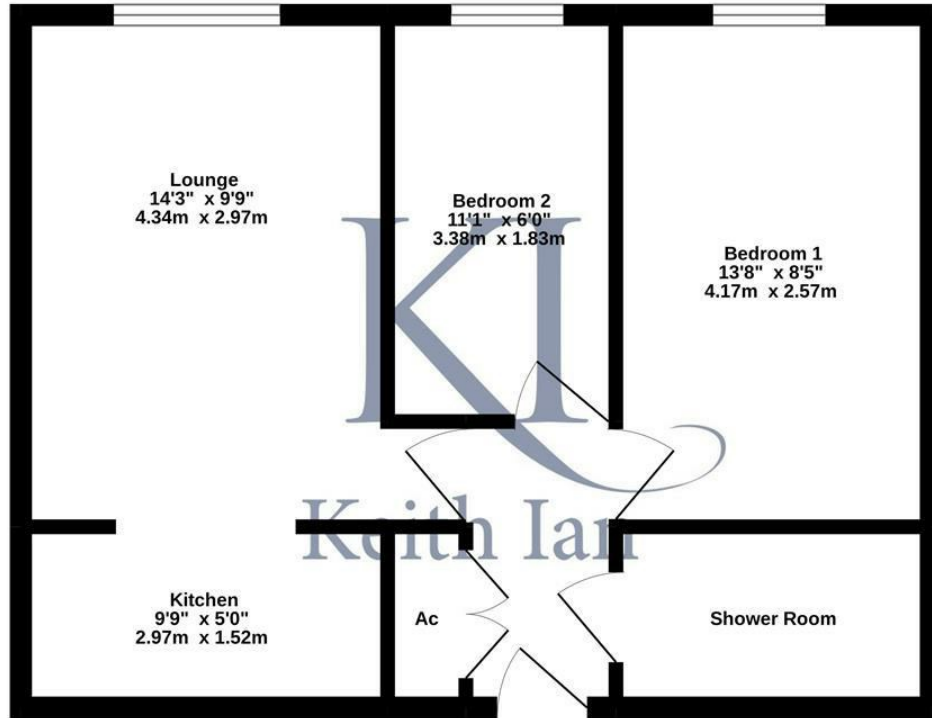
### **WHAT3WORDS**

*///stick.short.hugs*



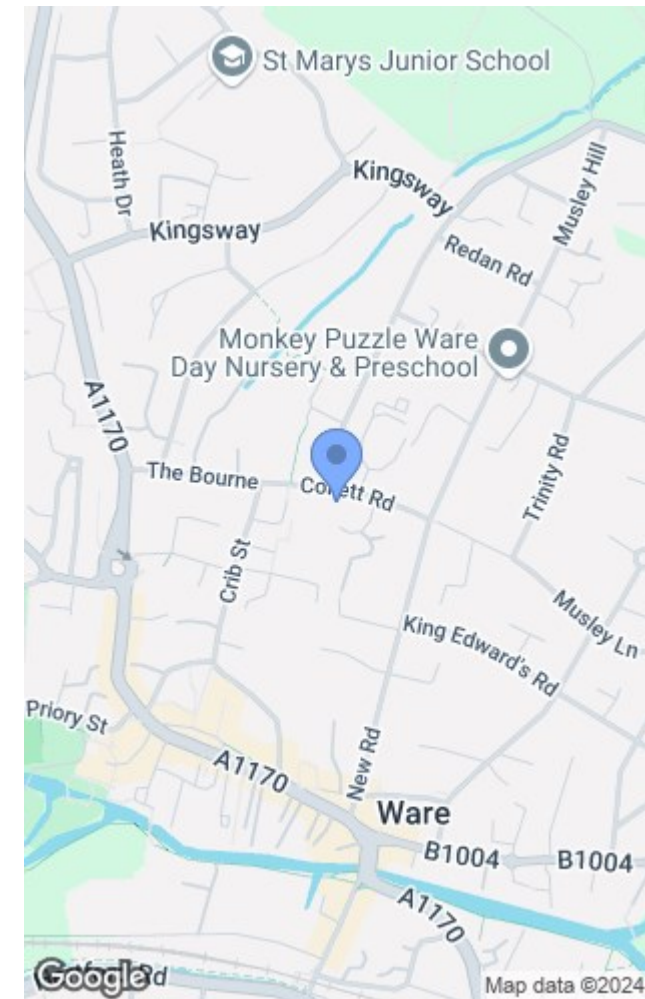


Ground Floor  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 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 guarantees 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/fitings 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 check.



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	

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