



Elliot Heath
ESTATE AGENTS

45 Hartfield Court Collett Road, Ware

45 Hartfield Court Collett Road

Ware, Ware

Top floor retirement apartment in Hartfield Court for over 60's. Onsite Manager for peace of mind. Lounge/diner, refitted kitchen, modern shower room, double glazing, communal gardens, residents parking. Close to town centre amenities. No onward chain. Call 01920 29 33 33.

Council Tax band: B

Tenure: Leasehold

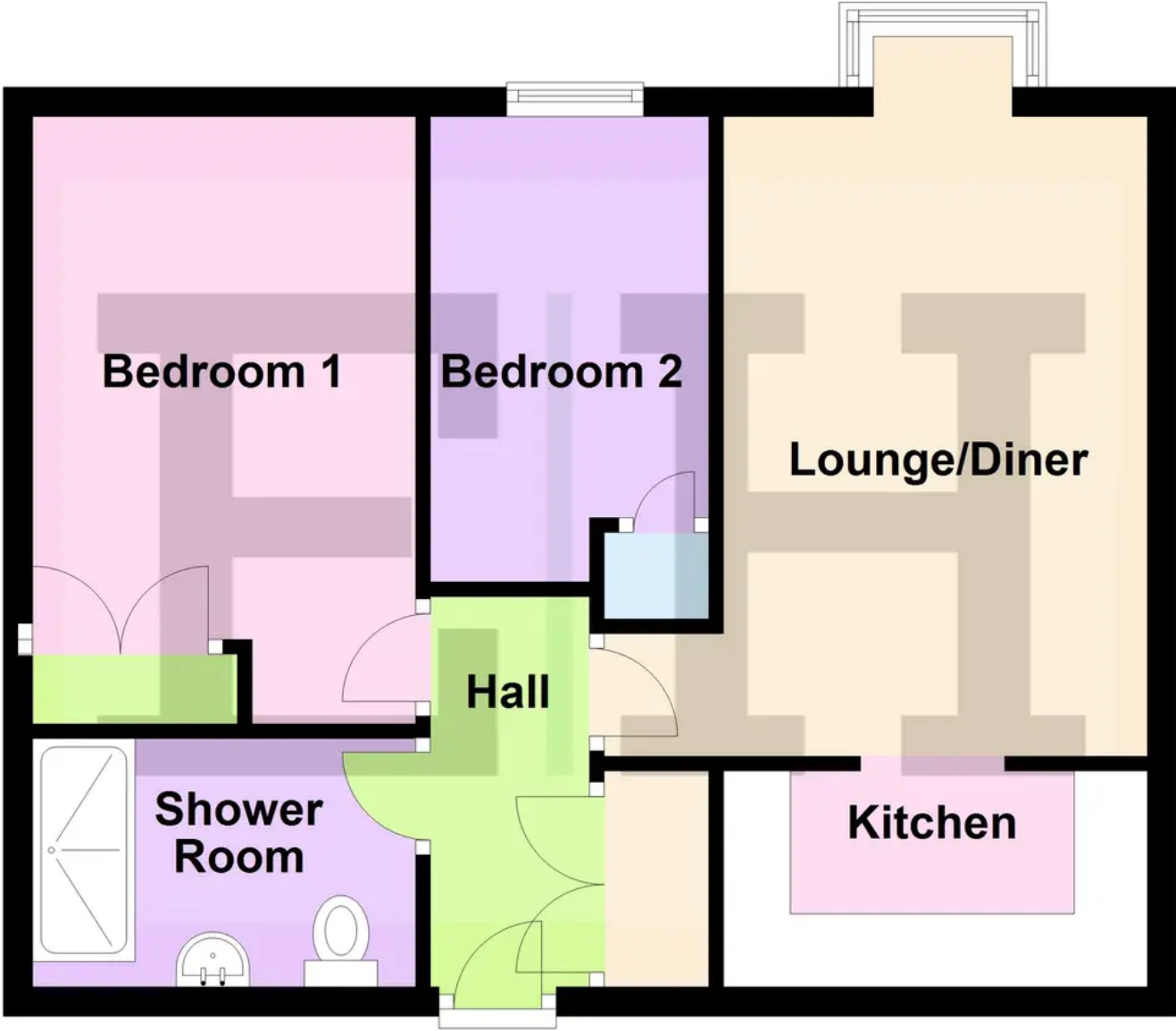
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Second Floor

Approx. 45.5 sq. metres (489.2 sq. feet)



Total area: approx. 45.5 sq. metres (489.2 sq. feet)

Entrance Hall

With wall heater, large storage cupboard, alarm cord, entryphone system receiver. Doors to:

Lounge/Diner

15' 11" x 12' 2" (4.85m x 3.71m)

With double glazed window, feature fireplace, wall heater, coved ceiling, open to

Refitted Kitchen

10' 3" x 4' 0" (3.12m x 1.22m)

Refitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, built in oven with hob and extractor fan over, tiled splash back areas, tile effect flooring.

Bedroom One

13' 8" x 7' 8" (4.17m x 2.34m)

With double glazed window, wall heater, fitted wardrobe cupboards.

Bedroom Two

10' 6" x 5' 9" (3.20m x 1.75m)

With double glazed window, wall heater, fitted wardrobe cupboards.

Shower Room

7' 8" x 5' 7" (2.34m x 1.70m)

Fitted with a suite comprising walk in shower cubicle, low level w.c., pedestal wash hand basin, tiled splash back areas, tile effect flooring, heated towel rail.

Facilities

Hartfield Court has a residents living area and tea kitchen which is a lovely space for socialising. The main building has a secure entry phone system, laundry room with washing machines and tumble dryers. Lifts to upper floors. There is also a guest suite which is available to book for a nominal charge. Visitors parking.





COMMUNAL GARDEN

Communal gardens.

COMMUNAL GARDEN

Communal gardens.

ALLOCATED PARKING

1 Parking Space

Residents and visitors parking.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street - SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk