



Elliot Heath
ESTATE AGENTS

40 Hartfield Court Collett Road, Ware

Guide Price **£170,000**

40 Hartfield Court Collett Road

Ware, Ware

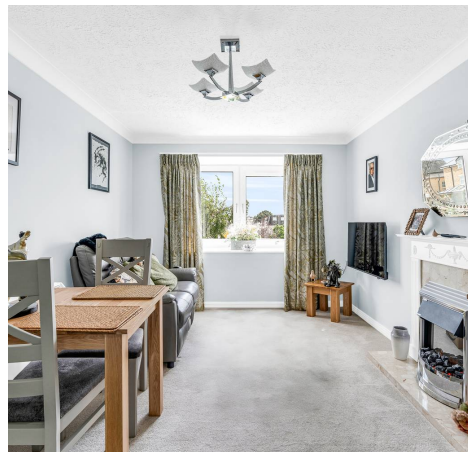
Retirement living at Hartfield Court for over 60's. Top floor 2-bed apartment with courtyard views. Onsite manager, social activities, laundry, visitor room. Lift access. Near Ware High St. Communal gardens, parking. Close to amenities. Call 01920 29 33 33.

Council Tax band: B

Tenure: Leasehold

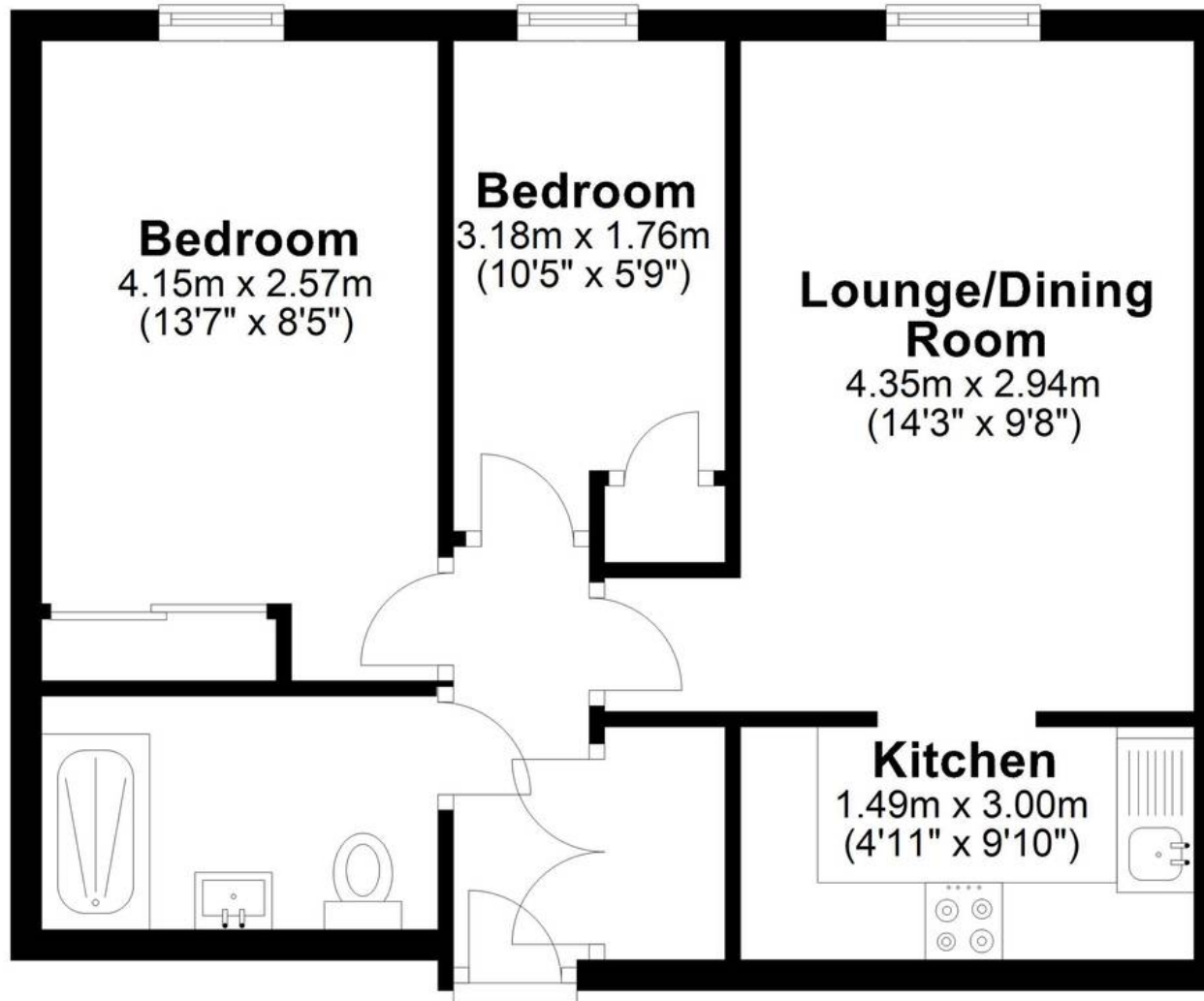
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 44.0 sq. metres (474.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Entrance Hall

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

Lounge/Dining Room

14' 3" x 9' 8" (4.35m x 2.94m)

With double glazed box bay window to front aspect offering fabulous views over the town and countryside beyond, electric storage heater, feature fireplace with marble hearth and backplate housing modern electric fire, oved cornice. Open archway to:

Kitchen

4' 11" x 9' 10" (1.49m x 3.00m)

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, built-in 'Hotpoint' oven/grill with 'Belling' four ring ceramic hob and extractor fan over, appliance space, tiled splash back areas, wood effect flooring.

Bedroom One

13' 7" x 8' 5" (4.15m x 2.57m)

With double glazed window, electric storage heater, large, built-in wardrobe cupboard with mirrored sliding doors to one wall.

Bedroom Two

10' 5" x 5' 9" (3.18m x 1.76m)

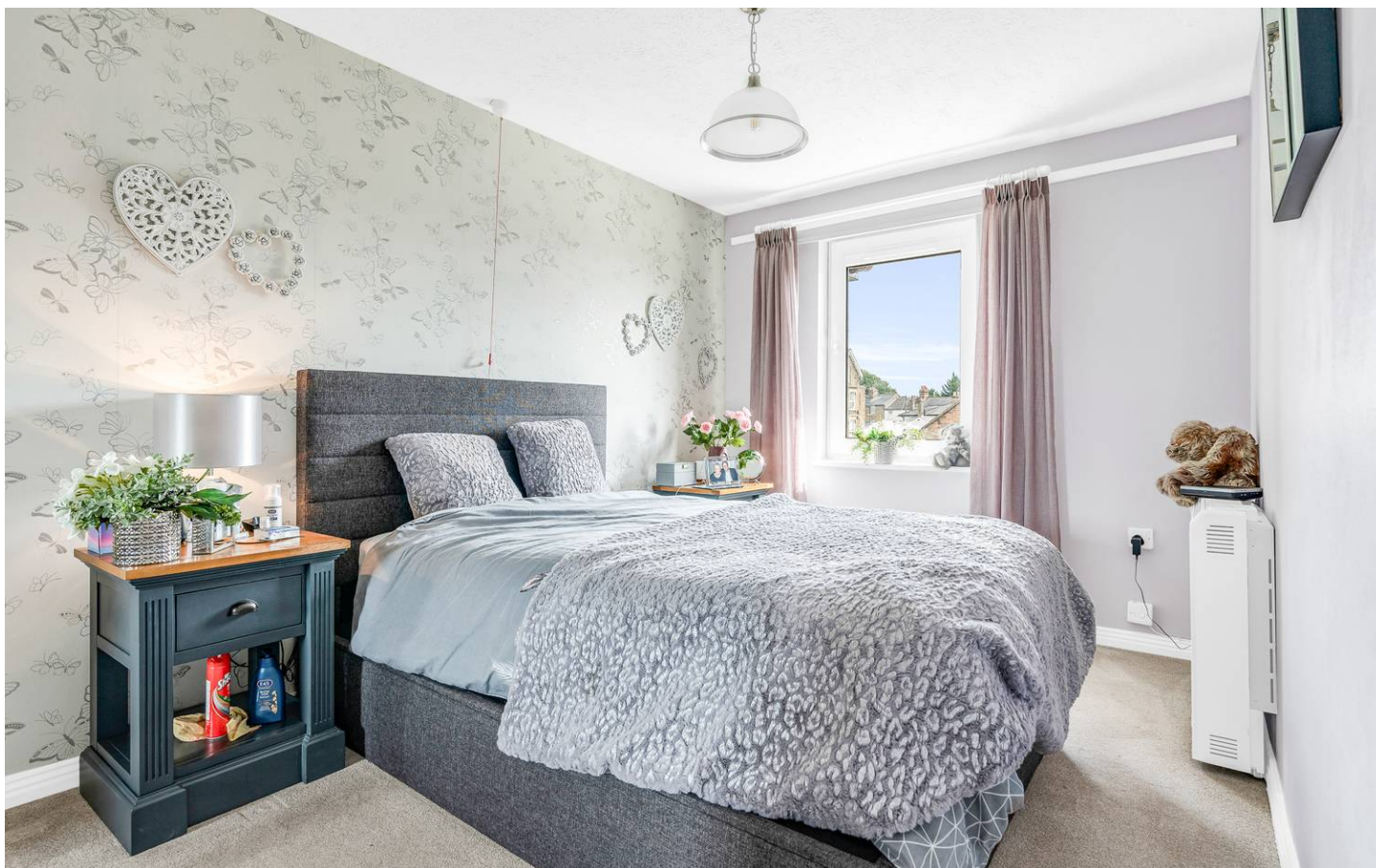
With double glazed window, electric wall heater, built-in storage cupboard.

Shower Room

Fitted with suite comprising a double size walk-in shower with glazed screen, vanity unit with inset wash hand basin, low level wc, tiled splash back areas, chrome heated towel rail, extractor fan, tiled flooring.

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

Attractive communal gardens.

ALLOCATED PARKING

1 Parking Space

There is a car park opposite the main entrance providing parking.





Elliot Heath Estate Agents

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