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## Ermine Court, Ware

A beautifully presented ground floor apartment with French doors out to a PRIVATE PATIO GARDEN in this luxury McCarthy & Stone development exclusively designed for the over 60's. NO CHAIN. Superb communal facilities. 2 min walk to High Street.

**£240,000**

01992 87 85 80

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### Overall Description

This is a modern ground floor apartment in the popular McCarthy & Stone development a short walk from the heart of the picturesque and historic town of Ware. The apartment is just along the corridor from the main entrance, shared lounge and laundry room, so it is conveniently located should you wish to meet a friend for coffee in the lounge or take part in any of the communal activities at Ermine Court. The apartment comprises an entrance hall with storage/airing cupboard, sitting/dining room, modern fitted kitchen, large double bedroom with double fitted wardrobes and contemporary shower room. The sitting/dining room has direct access out to a private garden area with flowerbeds and patio, the perfect place to sit outside on a sunny day, which is the big benefit of this apartment over so many others in the building. There is under-floor heating with a thermostat in each room, double-glazed windows and an emergency call system with lanyard. There is a pretty communal garden next to the large car-park with residents permits available to purchase from the house manager and additional visitor spaces. The apartments have a House Manager whose hours are Monday to Friday 8am to 2pm. The property is being sold with no chain and viewing is highly recommended, so please call to arrange an appointment at your convenience.

### Location

The property is in a central location at the historic heart of the popular Hertfordshire town of Ware, just a couple of minutes' walk from the high street and less than ten minutes' walk from the station. Ware has a very good range of local shops, restaurants, pubs, supermarkets (Asda, Sainsburys, Tesco, Costcutter) and other amenities, as well as being handy for commuting, with the railway station providing regular trains to London Liverpool Street in around 45 minutes and the A10 providing easy access to the M25. There are very good schools at all levels in the local area and the town has a thriving local community with plenty of sporting, leisure and social activities. Ware is surrounded by pleasant Hertfordshire countryside with plenty of riverside and rural walks and cycle paths to explore.

### Accommodation

From the car-park the main front door leads into the communal entrance hall. From here a corridor leads to the apartment's front door into the:

#### Entrance Hall 9'11 x 3'6 (3.02m x 1.07m)

Security door entry system with intercom. 24 hour emergency response pull chord system with separate lanyard. Central-heating thermostat. Boiler cupboard with Electric Vent Axia boiler for the under-floor heating and wooden-slatted shelving.

#### Sitting/Dining Room 15'7 x 10'6 (4.75m x 3.20m)

Doorway to the front leading out to the private patio area and garden. TV aerial point (Sky/Terrestrial). Telephone point. Under-floor heating thermostat.

#### Kitchen 7'4 x 6'1 (2.24m x 1.85m)

Window to side. Kitchen units with under-lighting, roll-top work-top, stainless-steel sink unit and tiled splash-back. Electric oven and hob with stainless-steel extractor fan above. Fitted fridge/freezer. Tiled floor. Spotlights.

#### Bedroom 13'7 x 9'1 (4.14m x 2.77m)

Window to front. Double wardrobe units with mirrored doors and clothes rails/shelving. Wall-mounted thermostat for under-floor heating. TV aerial point. Telephone point.

#### Bathroom 6'10 x 5'7 (2.08m x 1.70m)

Shower cubicle with glass sliding shower screen and tiled surround. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Mirror with light/shaver socket above. Tiled walls and floor. Extractor fan.

### Outside

The apartment has its own private garden area with patio and flowerbeds. There is an attractive communal garden and large car-park to the front with spaces for residents (paid permits available from the house manager at McCarthy & Stone) as well as visitors.

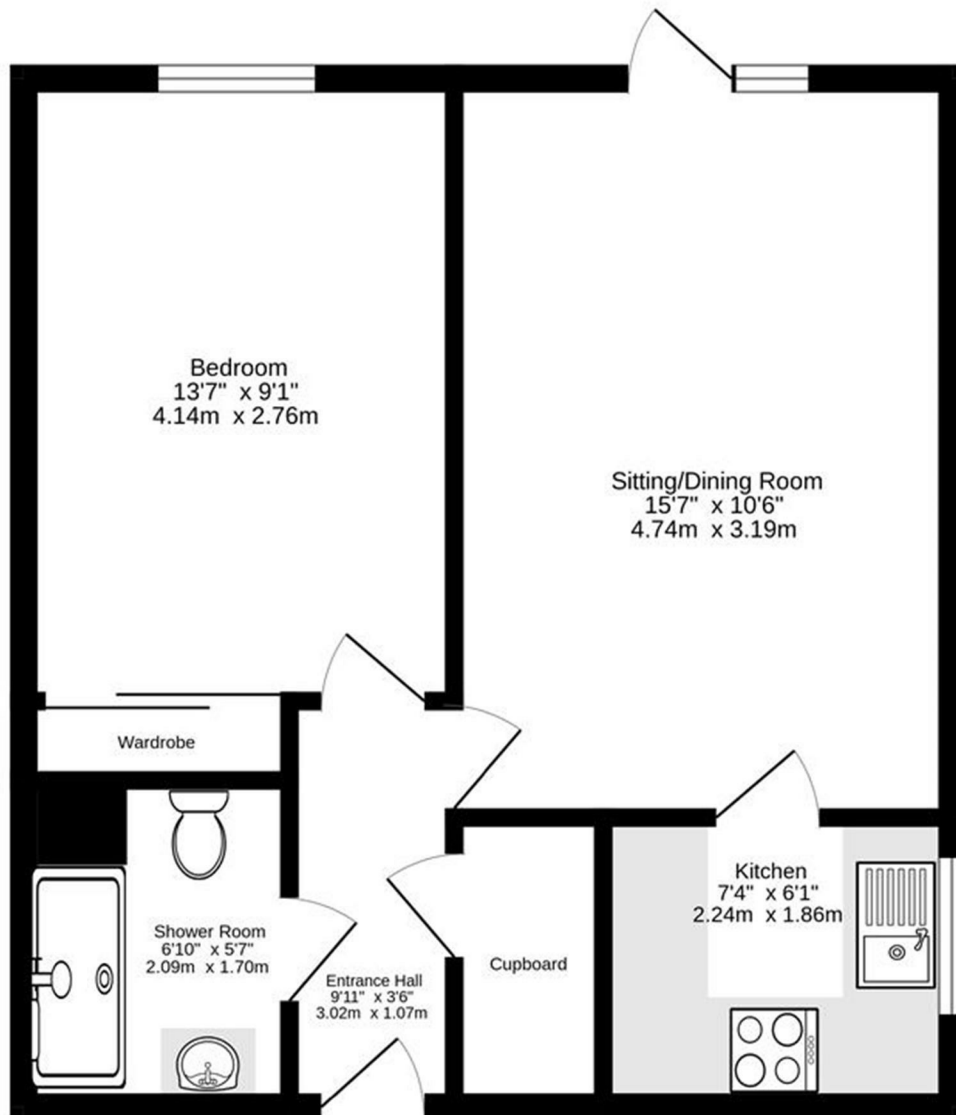
### Services and Other Information

Mains water, drainage and electricity. Under-floor electric central-heating with thermostats for each room. Double-glazed windows. Leasehold: Lease is 125 years from January 2012, so approx. 113 years remaining. Service Charge: £212.61 per month (£2,552.04 per annum). Ground Rent £205 per 6 months (£410 per annum).

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Ground Floor  
419 sq.ft. (39.0 sq.m.) approx.




TOTAL FLOOR AREA: 419 sq.ft. (39.0 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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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>78</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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