



Hartfield Court Collett Road, Ware SG12 7LT

welcome to

Hartfield Court Collett Road, Ware

Forming part of this well maintained purpose-built development, is this beautifully appointed first floor, warden controlled retirement apartment for the over 60's. Benefits to include: Warden controlled, Security entry system, lift access, communal lounge for social events and visitors parking.





Lounge

14' 2" x 12' 2" Into Door Recess (4.32m x 3.71m Into Door Recess)

Kitchen

9' 8" x 4' 10" (2.95m x 1.47m)

Bedroom 1

13' 6" Max into Cupboard x 8' 5" Max (4.11m Max into Cupboard x 2.57m Max)

Bedroom 2

10' 4" Into Door Recess & Cupboard x 5' 9" (3.15m Into Door Recess & Cupboard x 1.75m)

Bathroom

8' 5" x 5' 6" maximum (2.57m x 1.68m maximum)

Total floor area 46.3 m² (498 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Retirement Apartment for over 60s
- Lift and stair access
- Security entrance system
- Communal lounge for residents - regular events
- Visitors parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107132



Property Ref:
WRE107132 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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