



**Hartfield Court Collett Road, Ware SG12 7LT**

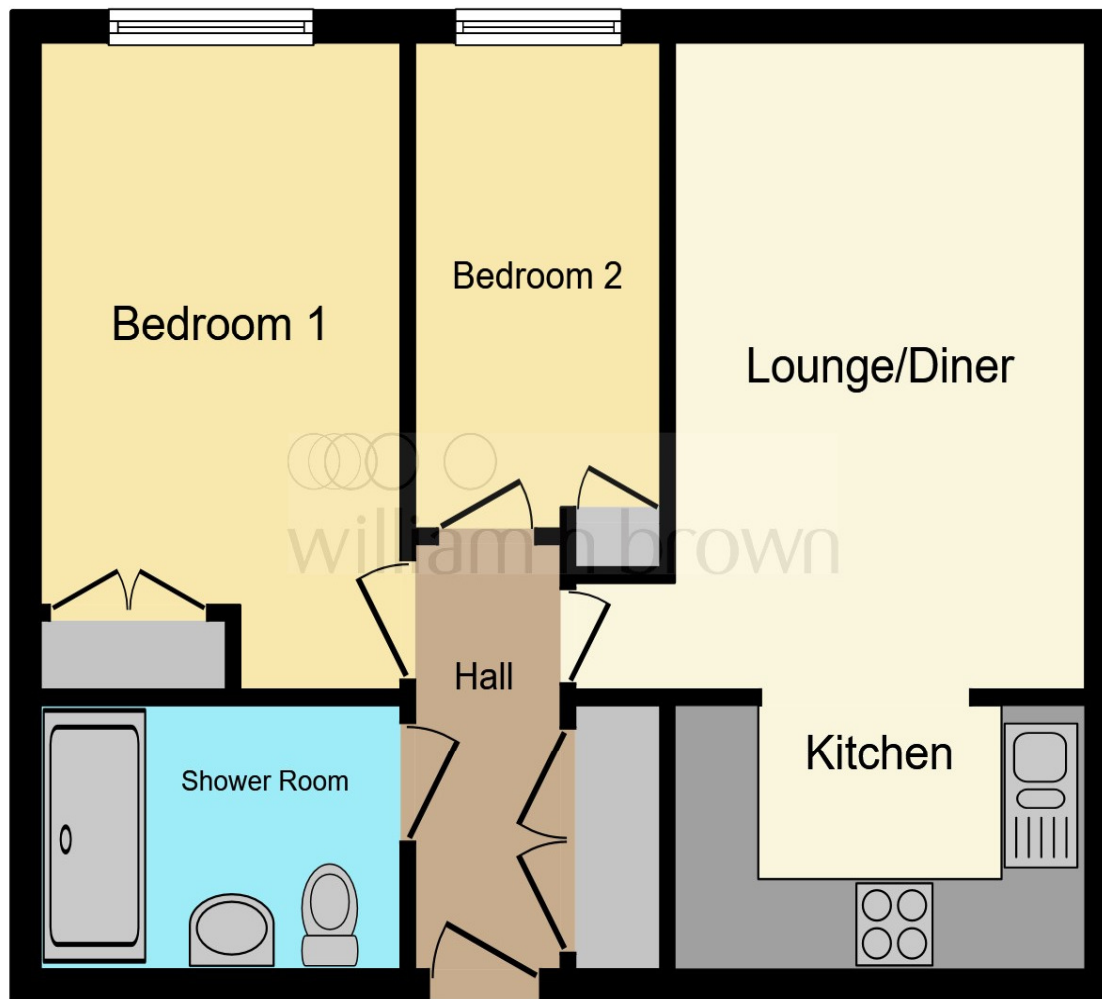


**welcome to**

**Hartfield Court Collett Road, Ware**

CHAIN FREE - A 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. Walking distance to Ware High Street.





### **Lounge**

12' 2" max x 14' 2" max ( 3.71m max x 4.32m max )

### **Kitchen**

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

### **Bedroom 1**

8' 5" max x 13' 6" max ( 2.57m max x 4.11m max )

### **Bedroom 2**

5' 9" max x 10' 4" max ( 1.75m max x 3.15m max )

### **Bathroom**

Total floor area 46.3 m<sup>2</sup> (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.

**welcome to**

## **Hartfield Court Collett Road, Ware**

- RETIREMENT APARTMENT FOR OVER 60'S
- FIRST FLOOR WITH LIFT ACCESS
- TWO BEDROOMS
- COMMUNAL LOUNGE & LAUNDRY ROOM
- VISITOR PARKING

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 3347.42

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107429](http://williamhbrown.co.uk/Property/WRE107429)



Property Ref:  
WRE107429 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01920 465411**



[Ware@williamhbrown.co.uk](mailto:Ware@williamhbrown.co.uk)



80 High Street, WARE, Hertfordshire, SG12 9AT



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**