



Ermine Court Coronation Road, Ware SG12 9BH

welcome to

Ermine Court Coronation Road, Ware

NO UPWARD CHAIN - This charming one-bedroom top floor retirement flat offers a peaceful retreat with delightful views overlooking Ware High Street. Bright and welcoming, the property features a spacious living area bathed in natural light, a well-appointed kitchen, and a comfortable double bedroom with ample storage. The modern bathroom is thoughtfully designed for convenience. Enjoy the picturesque outlook from large windows, adding a sense of vibrancy and connection to the bustling High Street below. Situated in a friendly retirement community, offering a range of communal amenities the flat provides both tranquillity and easy access to local shops, and cafes.





Entrance Hall

Lounge

21' 3" max x 10' 7" max (6.48m max x 3.23m max)

Kitchen

7' 4" max x 6' max (2.24m max x 1.83m max)

Bedroom 1

15' 5" max x 8' 10" max (4.70m max x 2.69m max)

Bathroom

Total floor area 55.6 m² (599 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Ermine Court Coronation Road, Ware

- RETIREMENT COMPLEX (INDEPENDENT LIVING)
- NO UPWARD CHAIN
- TOP FLOOR APARTMENT - ONE BEDROOM WITH BUILT IN WARDROBE
- DUAL ASPECT VIEWS OVERLOOKING WARE HIGH STREET
- UNDERFLOOR HEATING THROUGHOUT

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WRE107410](https://www.williamhbrown.co.uk/Property/WRE107410)



Property Ref:
WRE107410 - 0003

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.

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



80 High Street, WARE, Hertfordshire, SG12 9AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)