



**Ermine Court Coronation Road, Ware SG12 9BH**



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## **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 m<sup>2</sup> (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](http://www.focalagent.com)

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## **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

Council Tax Band: C Service Charge: 2671.80

Ground Rent: 500.00

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.



Please note the marker reflects the postcode not the actual property

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



Property Ref:  
WRE107410 - 0005

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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.



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