



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

**welcome to**

**Ermine Court Coronation Road, Ware**

Located in Ermine Court which forms part of McCarthy & Stones 'Retirement Living' range, designed specifically with the over 60's in mind, located just a short distance from the High Street amenities. The development itself offers security and independence.





### **Lounge/Diner**

19' 3" x 11' 3" ( 5.87m x 3.43m )

### **Kitchen**

10' 3" x 6' ( 3.12m x 1.83m )

### **Bedroom**

19' 8" x 8' 11" ( 5.99m x 2.72m )

### **Bathroom**

Total floor area 48.0 m<sup>2</sup> (516 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 LIVING
- GROUND FLOOR APARTMENT
- ONE BEDROOM
- COMMUNAL AREAS
- VISITORS PARKING

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2671.80

Ground Rent: 425.00

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

# £245,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WRE107616](http://williamhbrown.co.uk/Property/WRE107616)



Property Ref:  
WRE107616 - 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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