



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.





Hall

Lounge

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

Kitchen

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

Bedroom 1

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

Bedroom 2

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

Bathroom

External

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

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- CHAIN FREE
- FIRST FLOOR WITH LIFT ACCESS
- TWO BEDROOMS
- COMMUNAL LOUNGE AND LAUNDRY ROOM
- VISITOR PARKING

Tenure: Leasehold EPC Rating: B

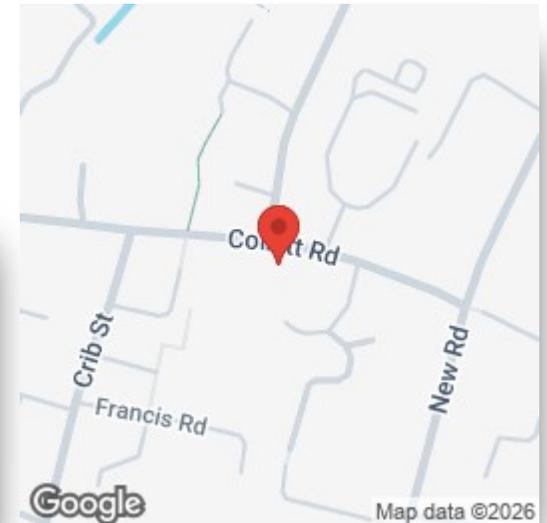
Council Tax Band: B Service Charge: 2720.18

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£130,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107906



Property Ref:
WRE107906 - 0002

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.



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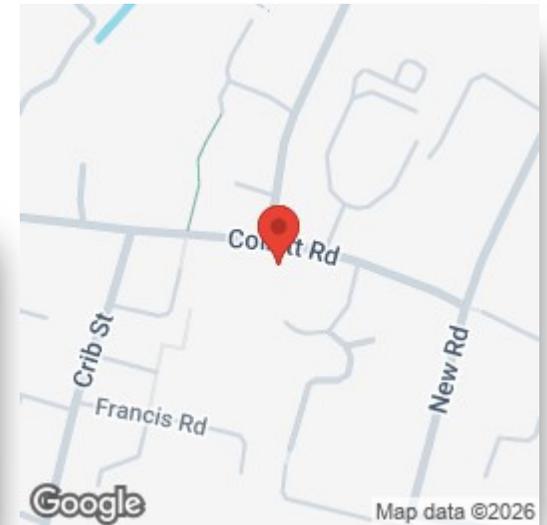
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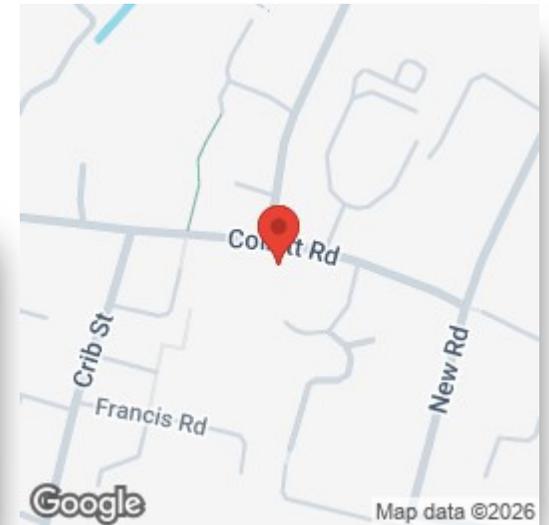
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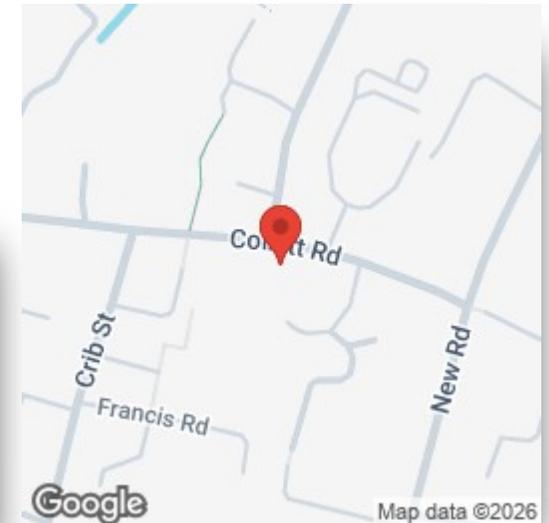
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