

# Jonathan Hunt

ESTATE AGENCY

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

**£250,000**

JONATHAN HUNT are pleased to offer this well presented two bedroom retirement apartment located within this sought after development. The property is located on the first floor and features an EXTENDED LEASE OF APPROXIMATELY 155 YEARS. This larger style retirement property benefits from a bright south facing aspect and is offered chain free. Please call for further information.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

# 4 Hartfield Court, Collett Road, Ware, Hertfordshire, SG12 7LT

## ENTRANCE



## LIVING ROOM



## HALLWAY

**DINING AREA 6'7 (8'9 max) x 8'7 (2.01m (2.67m max) x 2.62m)**



## KITCHEN 10'5 x 5'6 (3.18m x 1.68m)



## BEDROOM ONE 13'8 x 8'3 (4.17m x 2.51m)



## LIVING ROOM 19'5 x 9'7 (5.92m x 2.92m)



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## BEDROOM TWO 10'4 x 6'5 (3.15m x 1.96m)



## COMMUNAL HALLWAY WITH LIFT



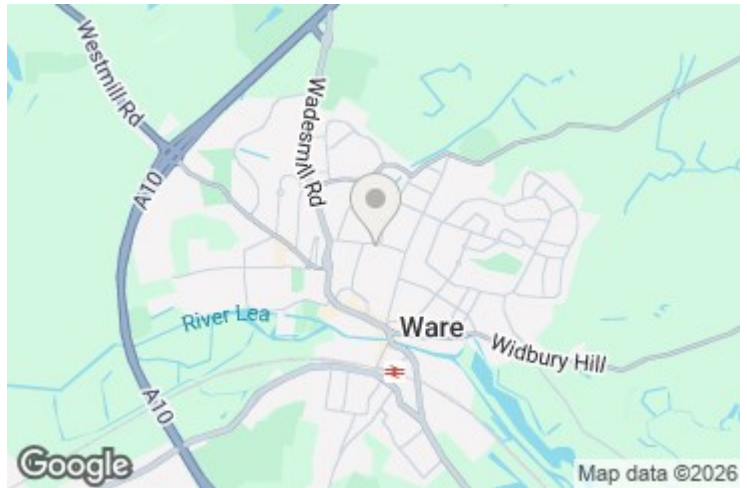
## SHOWER ROOM



## EXTERIOR



## COMMUNAL LOUNGE

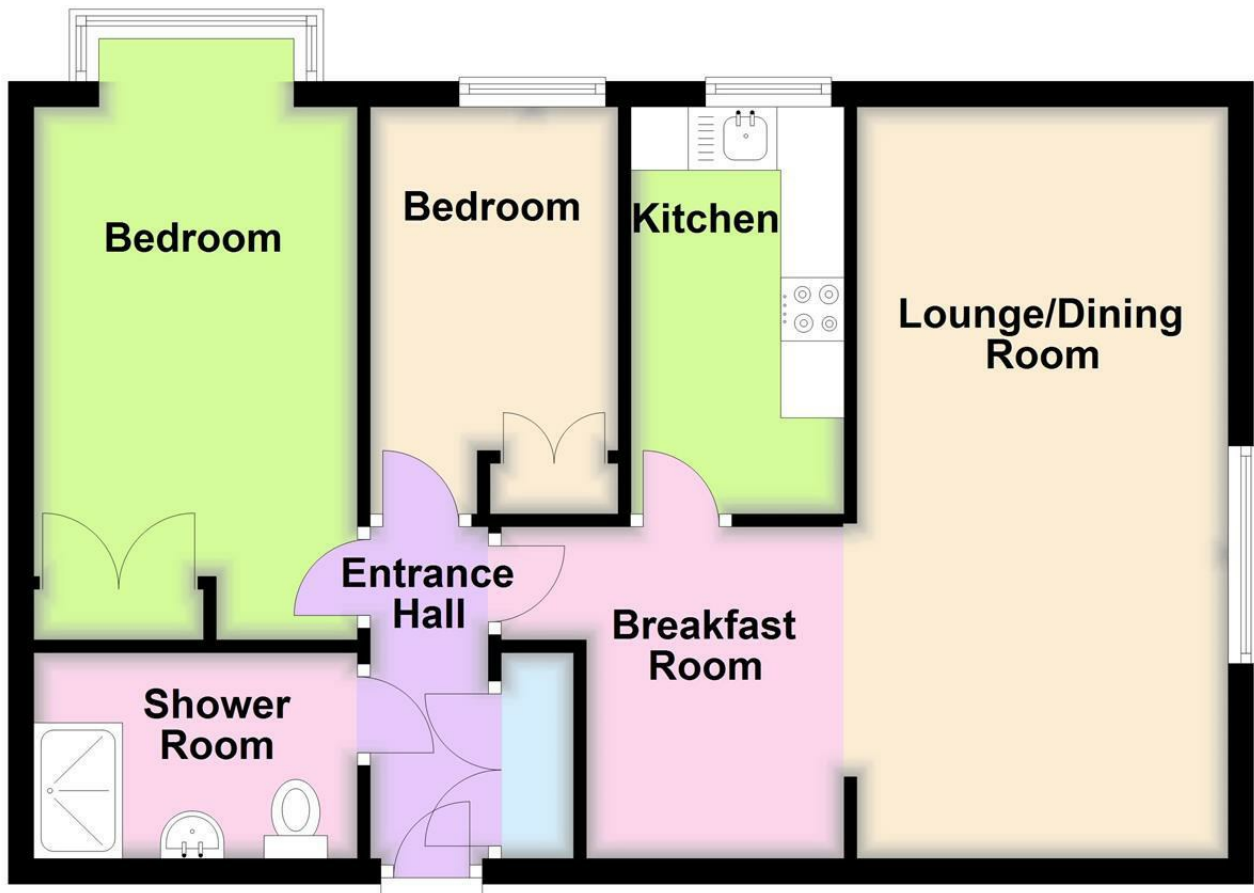


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## First Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



Total area: approx. 56.3 sq. metres (605.6 sq. feet)