



Elliot Heath
ESTATE AGENTS

1 Hartfield Court, Collett Road, Ware

Guide Price **£225,000**

1 Hartfield Court, Collett Road

Ware

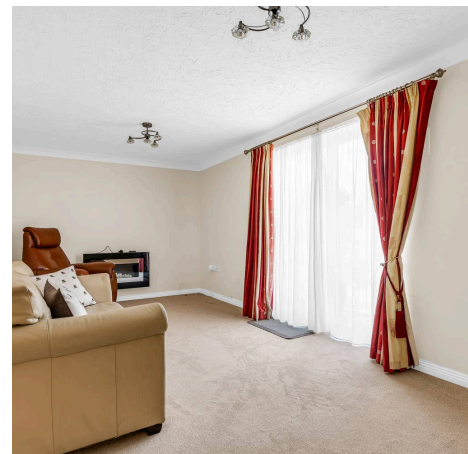
Spacious 2-bed retirement apartment with garden access in Hartfield Court. Open plan living, integrated kitchen, wet room, parking, and onsite manager. Conveniently located in Ware. No upper chain.

Council Tax band: C

Tenure: Leasehold

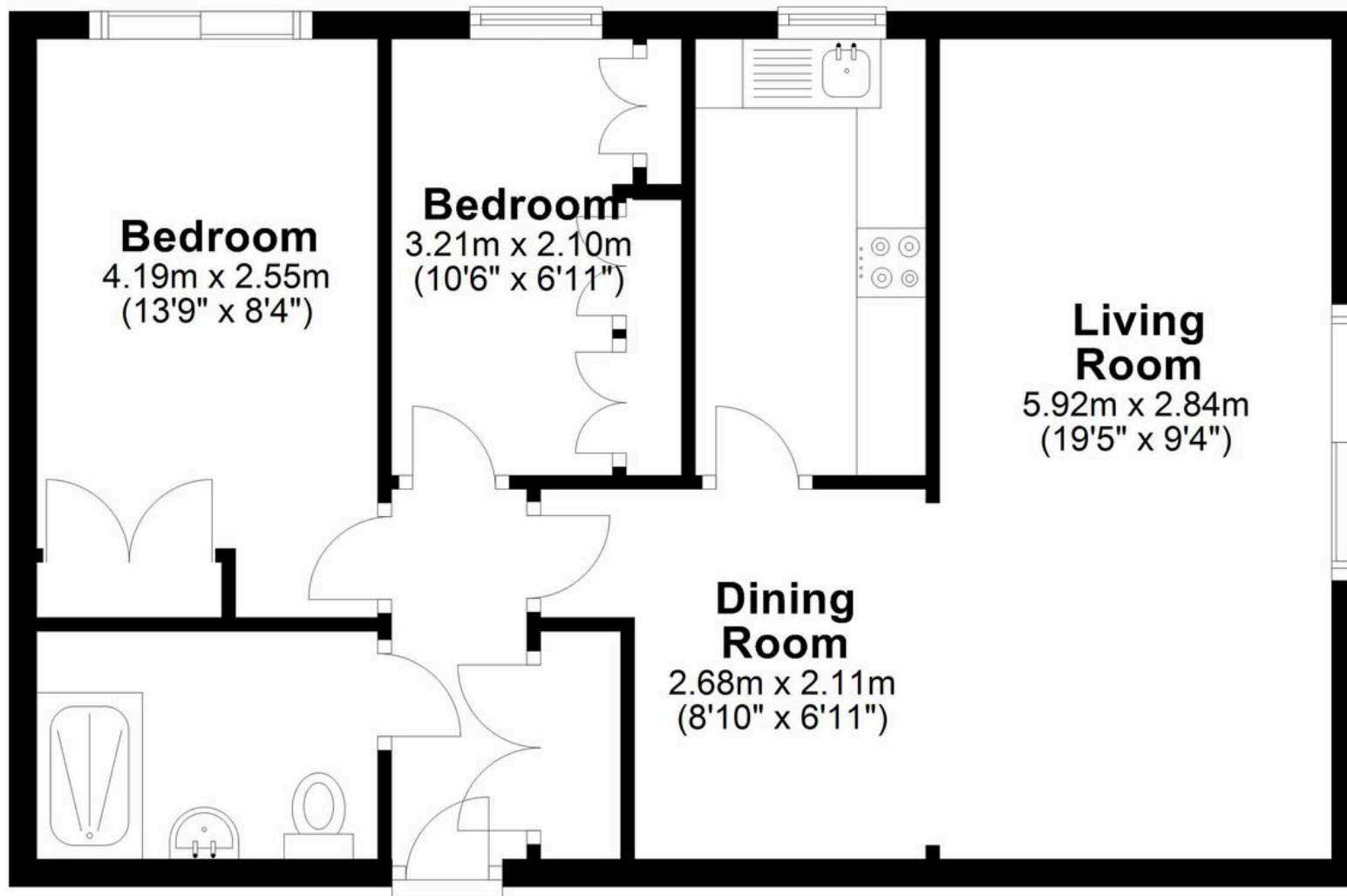
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 56.2 sq. metres (604.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Communal Entrance Hall

With lift and stairs access to all floors and private entrance door to:

Entrance Hall

With large built in storage cupboard, secure entryphone system, doors to:

Dining Room

8' 10" x 6' 11" (2.68m x 2.11m)

With wood effect flooring, electric wall heater, door to kitchen and open to:

Living Room

19' 5" x 9' 4" (5.92m x 2.84m)

With double glazed sliding patio doors to the communal gardens, feature fireplace, electric wall heater.

Kitchen

10' 5" x 5' 6" (3.17m x 1.68m)

With double glazed window overlooking communal gardens. Fitted with a range of high gloss wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances to include oven, induction hob with extractor over, dishwasher and fridge/freezer, tiled flooring.

Bedroom One

13' 9" x 8' 4" (4.19m x 2.55m)

With double glazed sliding patio doors to the communal gardens, electric wall heater, fitted wardrobe cupboards, wood effect flooring.

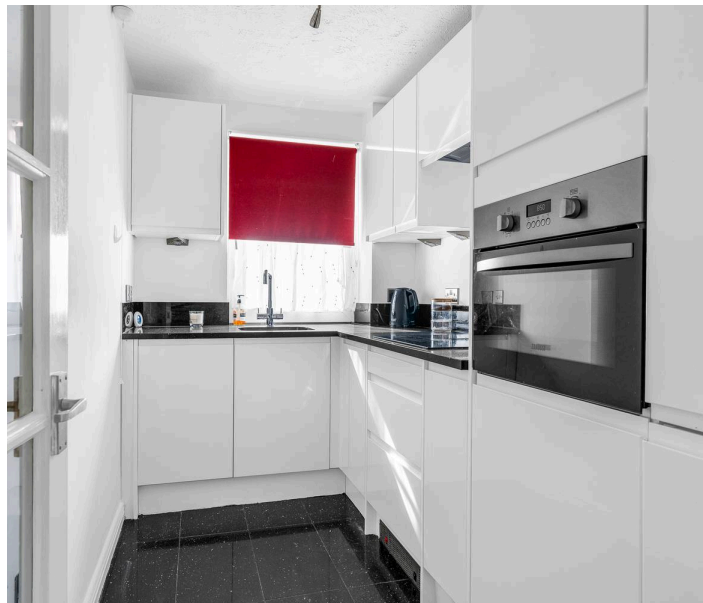
Bedroom Two

10' 6" x 6' 11" (3.21m x 2.10m)

With double glazed window overlooking the communal gardens, electric wall heater, fitted wardrobe cupboards, wood effect flooring.

Wet Room

Fitted with a suite comprising shower, dual flush wc, wall hung wash hand basin, tiled splash back areas, heated towel rail.





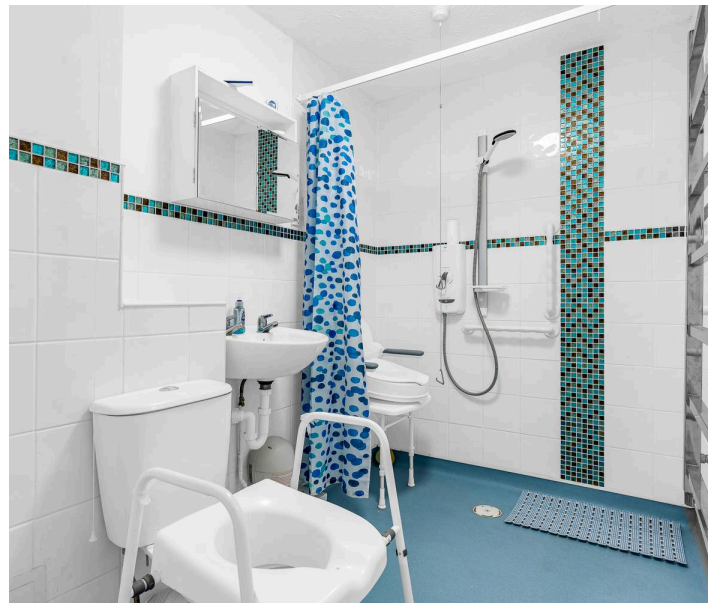
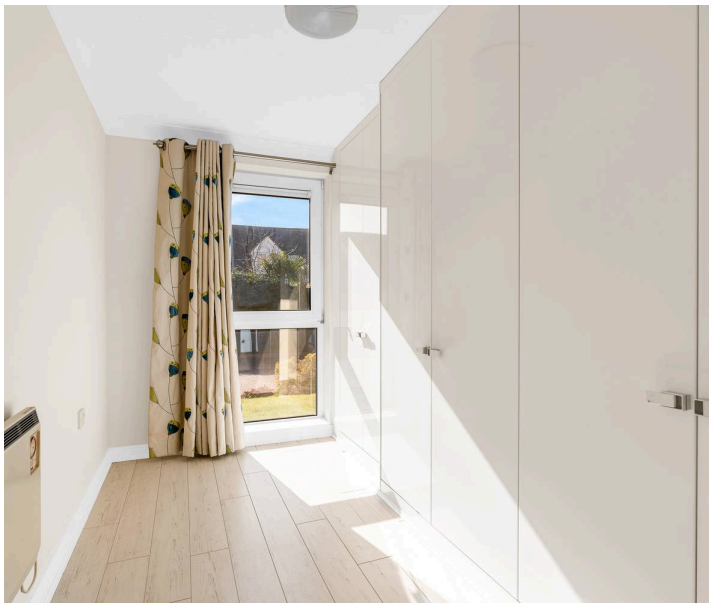
COMMUNAL GARDEN

Attractively landscaped communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

hello@elliotheath.co.uk

elliotheath.co.uk