

Jonathan Hunt

ESTATE AGENCY

20 High Street Ware SG12 9BX

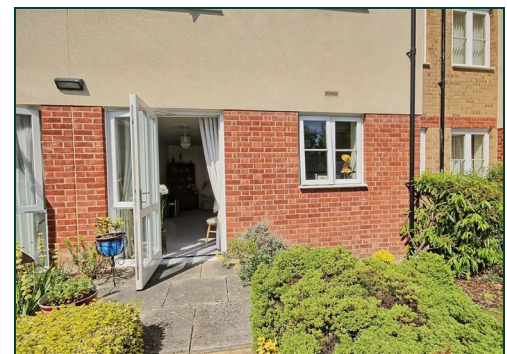
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11 Ermine Court, Ware, SG12 9BH

£269,995

JONATHAN HUNT are pleased to offer this immaculate GROUND FLOOR RETIREMENT GARDEN APARTMENT located within this quality McCarthy and Stone development in Ware town centre. The property was built in 2012 and is specifically for people aged 60 and over. The living/dining room is spacious and has easy access to the fully fitted modern kitchen with integrated appliances. The bedroom is of what a generous size and houses a built-in double wardrobe with plenty of storage space. The bathroom contains a modern three-piece suite, WC, vanity unit hand wash basin and shower with handrail. Other benefits include, residents lounge, phone security entrance system, pull cords, 24-hour call system and residents parking. This property is offered with NO CHAIN and viewing is highly recommended.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

11 Ermine Court, Ware, SG12 9BH

Entrance Hall

Living Room 10'3" x 21'0" (3.13 x 6.42)



Bathroom 5'3" x 6'4" (1.61 x 1.95)



Kitchen 7'0" x 8'7" (2.15 x 2.62)



Patio



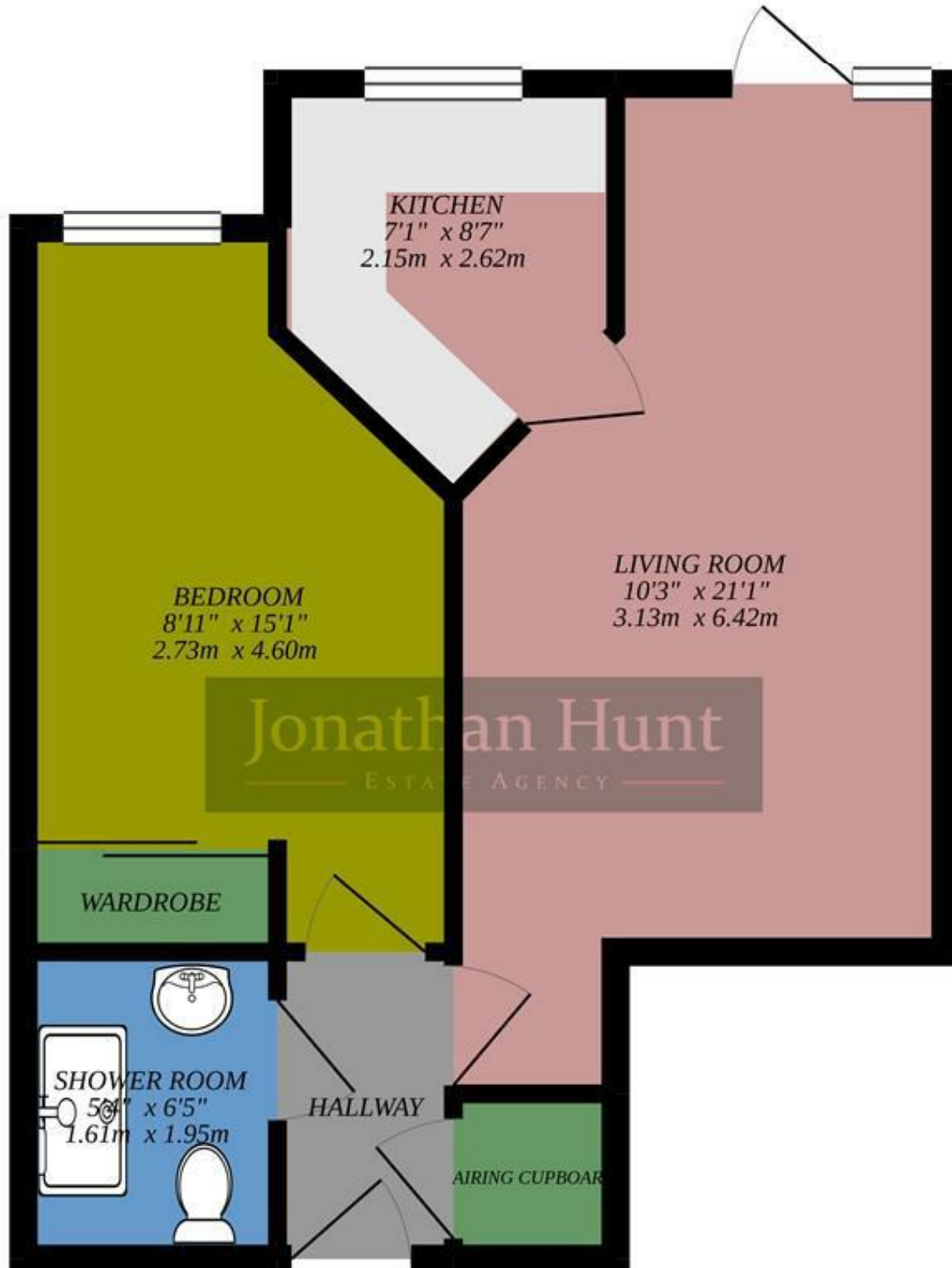
Bedroom 8'11" x 15'1" (2.73 x 4.60)



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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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