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ESTATE AGENCY

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5 Ermine Court, Ware, SG12 9BH

£245,000

JONATHAN HUNT are delighted to offer this well presented one-bedroom GROUND FLOOR apartment, located within 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. A particular feature of this apartment is the benefit of access to a PAVED TERRACE which also provides independent access to the property if required. The development itself offers security and independence as well as a resident's communal lounge offering a wide and varied activities programme, laundry room, landscaped gardens, phone security entrance system, pull cords, 24-hour call system, residents parking and a guest suite for any visiting family members. 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

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ENTRANCE HALLWAY

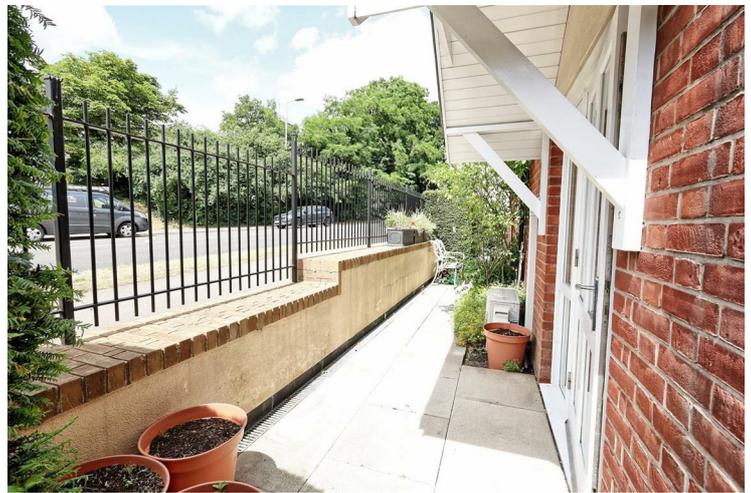
LOUNGE/DINING ROOM 19'3" x 11'3" max (5.87 x 3.44 max)



BATHROOM



PATIO ACCESS



KITCHEN 10'3" x 6'0" (3.13 x 1.83)



COMMUNAL LIVING ROOM



BEDROOM 19'8" x 8'11" (6 x 2.73)

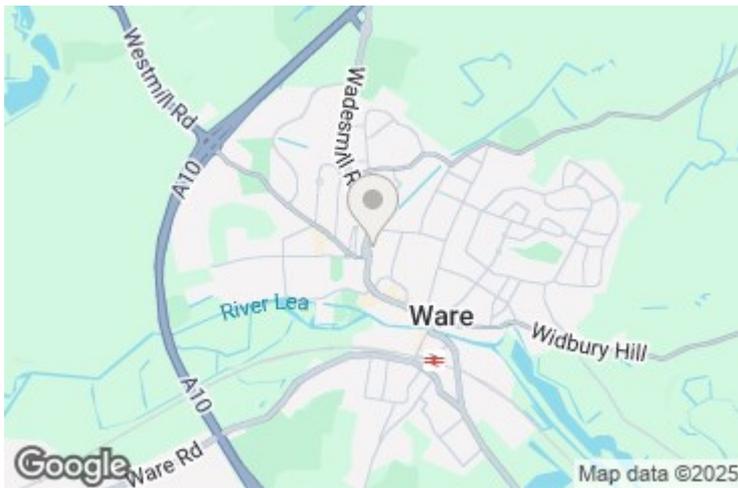


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EXTERIOR



COMMUNAL GARDENS



Energy Efficiency Rating	
	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

Environmental Impact (CO ₂) Rating	
	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

Ground Floor

Approx. 47.2 sq. metres (507.5 sq. feet)



Total area: approx. 47.2 sq. metres (507.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.