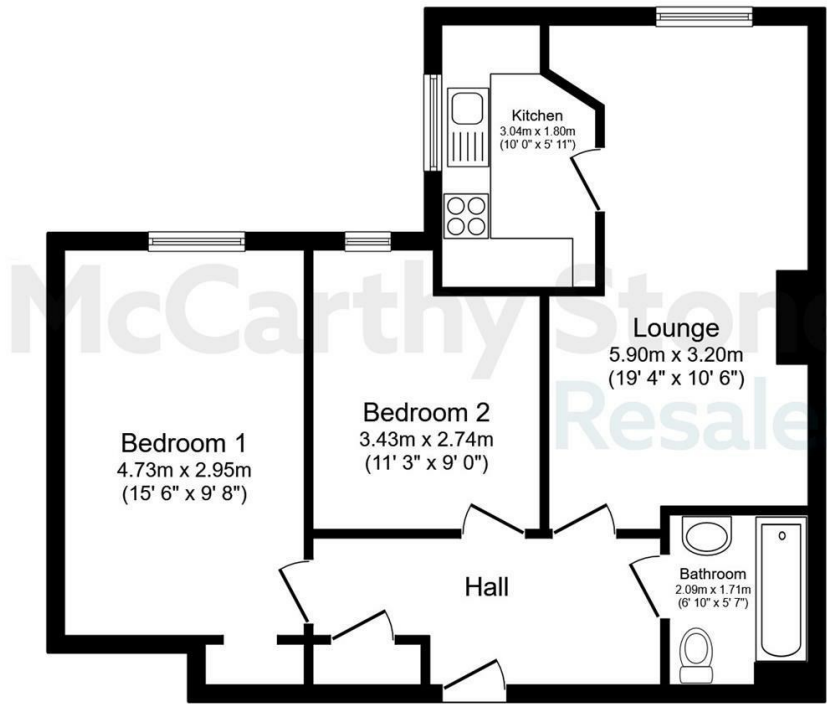


32 Ermine Court

Coronation Road, Ware, SG12 9BH



Total floor area 60.1 sq.m. (647 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

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Asking price £300,000 Leasehold

A STUNNING two bedroomed retirement apartment. Located on the SECOND floor, the property boasts bright and spacious rooms. BRAND NEW carpets and underlay, every room recently painted.

~PART EXCHANGE, ENTITLEMENTS ADVICE, REMOVALS AND SOLICITORS ALL AVAILABLE~

Call us on 0345 556 4104 to find out more.

Ermine Court, Coronation Road, Ware

Ermine Court

Ermine Court is part of McCarthy & Stones 'Retirement Living' range, designed specifically for the over 60s in mind, and comprises of 40 apartments. Ermine Court has been designed and constructed for modern independent living. The apartments have Sky+ connection points in living rooms, built in wardrobes in master bedrooms, camera video entry system for use with a standard TV and, for your peace of mind, a 24-Hour emergency call system. The homeowners' lounge is a great space for social events. If your family and friends travel from afar, the Guest Suite is available (£25 per night - subject to availability) The dedicated House Manager is on site during the day to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and the energy costs of the laundry room, homeowners lounge and other communal areas. It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Local Area

Ermine Court is located on Coronation Road, just a short distance from the quaint High Street. The beautiful town of Ware is situated in Hertfordshire, a few miles north-east of Hertford. Ermine Court is well placed for local conveniences such as Tesco's supermarket, Post Office, pharmacy, newsagents and library. Ware has very good transport links. The main line train station takes you into London Liverpool Street in under an hour. The A10 road connects Ware to both Hertford and the M25 providing access to all major routes into London and the south east of England.

Entrance Hall

Front door with a spy hole and letter box. Door to storage/airing cupboard. Emergency intercom. Doors leading to bathroom, lounge, and both bedrooms.

Living Room

This inviting living room is filled with natural light through its west-facing windows and features an attractive electric fireplace as a charming focal point. The room also benefits from TV and telephone points, conveniently positioned waist-height power sockets for added ease of use, and a part-glazed door leading through to the kitchen.



Kitchen

The part glazed door leads through to the kitchen, which comprises a range of fitted wall and base units with complementary work surfaces and tiled splash backs. The kitchen is equipped with a stainless steel sink and drainer, an integrated oven, a four-ring electric hob with an extractor hood above, providing a practical and well designed cooking space.

Bedroom

This generously sized double bedroom is filled with natural light from the double glazed window, creating a warm and welcoming atmosphere. The room benefits from a double door mirrored wardrobe, providing excellent storage while enhancing the sense of space. Additional features include TV and telephone points, two ceiling light fittings, and ample power sockets.

Shower Room

The bathroom is fitted with a bath and shower combination, complete with a glazed shower screen. It also features a WC, a vanity unit with an inset wash hand basin, a heated towel rail, full-height wall tiling, ceramic floor tiles, and an emergency pull-cord for added peace of mind.

Second Bedroom

A double bedroom which could be used for dining or hobby/study room. TV point. Power points. Central ceiling light.

Service Charge Breakdown

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about service charges please contact your Property Consultant or House Manager.



2 bed | £300,000

Annual Service charge: £4,286.95 for the financial year ending 31/03/2027.

****Entitlements Service**** Check out benefits you may be entitled to.

Ground Rent

Ground rent - £425 per annum
Ground rent review: 1st Jan 2027

Lease Information

125 years from 1st Jan 2012

Car Parking Scheme

Car paking spaces are available to rent at a cost of £250 per year and are subject to availability. Please ask your Property Consultant or House Manager for more details.

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
 - Part Exchange service to help you move without the hassle of having to sell your own home.
 - Removal Services that can help you declutter and move you in to your new home.
 - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

