



£265,000

Collett Road, Ware



Collett Road, Ware, SG12 7LT

Keith Ian are delighted to offer this larger than average two bedroom lower floor retirement apartment offering a lounge, dining area, recently fitted kitchen, two good size bedrooms and modern shower room. Other benefits include updated heating system, patio doors onto communal gardens and two storage cupboards.

The development offers a communal lounge, communal kitchen, laundry room and an onsite manager.

Ware is located 24 miles North of Central London and within easy reach of the capital and other large towns via it's many road links such as the A10 and A414.

Its historic town centre offers a superb array of amenities including supermarkets, boutique shops, restaurants and pubs. The River Lee runs through the town centre with its famous Gazebo's and boasts scenic walks towards Hertford to the West and Broxbourne to the South.

The mainline station is located approximately 0.7 miles from the property and offers services into Liverpool Street in around 40minutes. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale across London.

ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

DINING AREA

8'9 x 6'6 (2.67m x 1.98m)

LOUNGE

19'6 x 11' (5.94m x 3.35m)

KITCHEN

10'6 x 5'6 (3.20m x 1.68m)

BEDROOM ONE

12'5 x 10'5 (3.78m x 3.18m)

BEDROOM TWO

10'6 x 7'5 (3.20m x 2.26m)

SHOWER ROOM

EXTERIOR

WHAT3WORDS

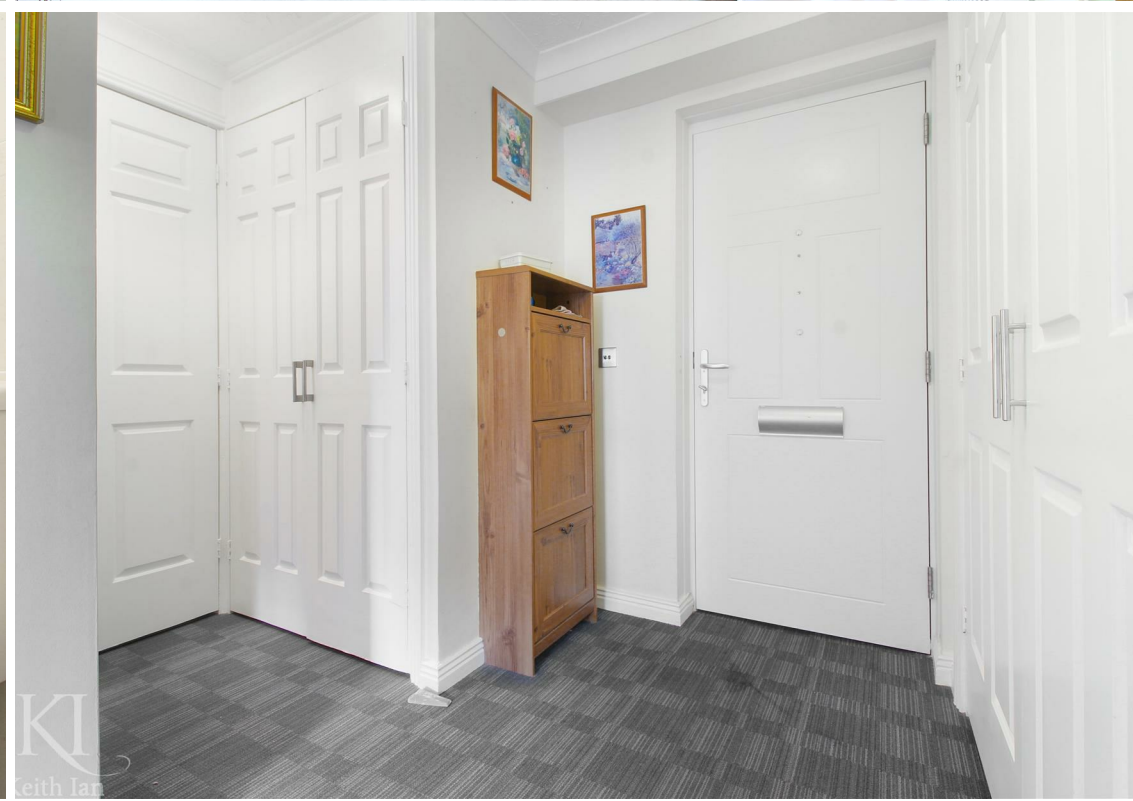
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COUNCIL TAX

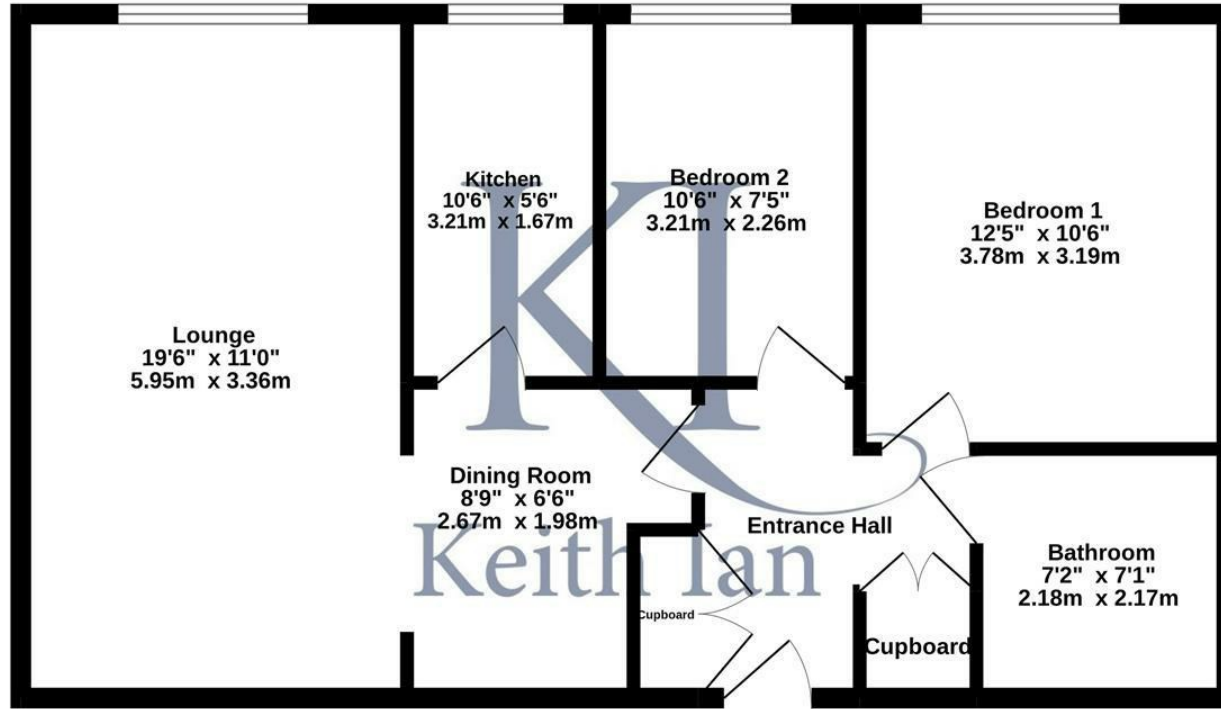
Band C

£1855.16 for 2022/23





Ground Floor
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		81	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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