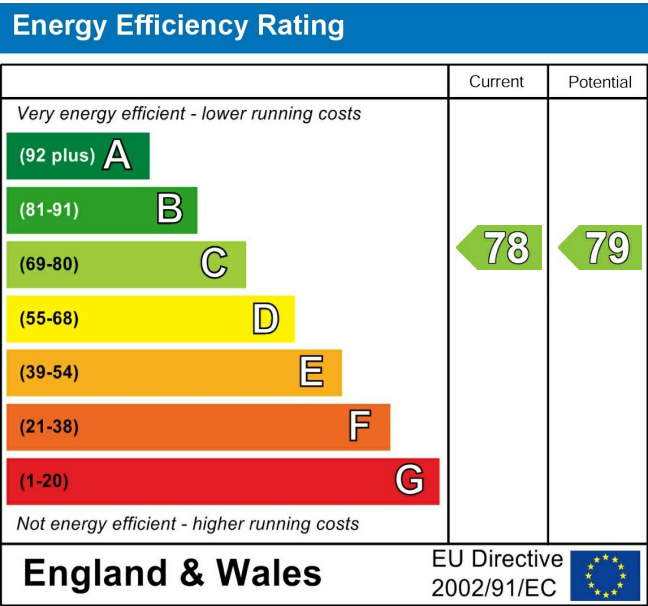
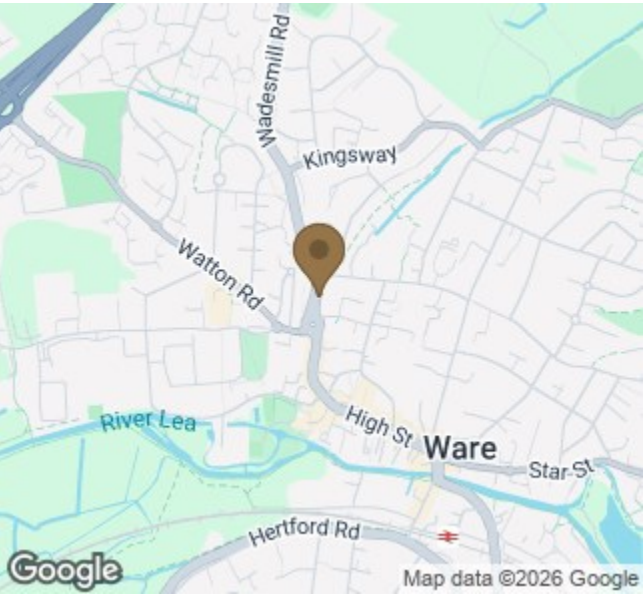
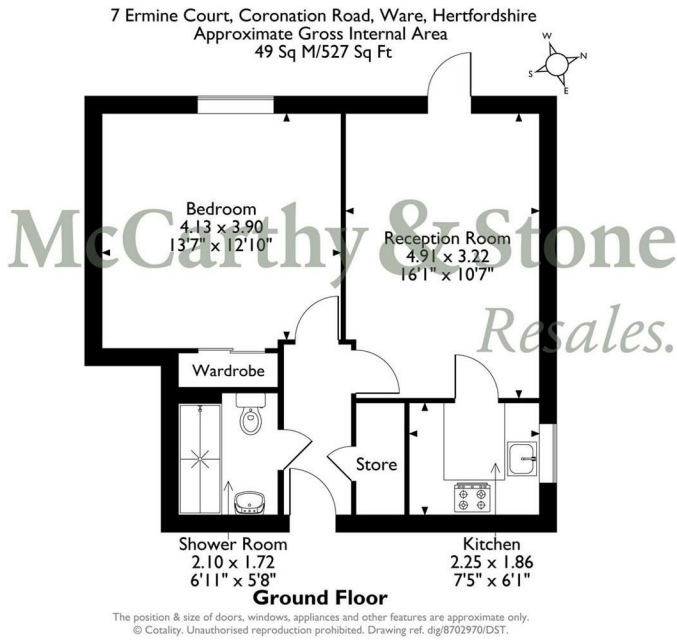




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Registered in England and Wales No. 10716544



7 Ermine Court

Coronation Road, Ware, SG12 9BH

1 1 Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 7 Ermine Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £245,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Well presented ground floor apartment
- Spacious living room with access to a patio
- Modern kitchen with built in appliances
- Double bedroom with built in wardrobes
- Close to all amenities
- House Manager on-site during office hours
- Homeowners' Lounge where social events take place
- Guest Suite for visiting family & friends
- 24-Hour emergency call system + Security entry system
- Laundry Room + Communal Gardens

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

7 Ermine Court, Ware

Summary

Ermine Court is part of McCarthy & Stones 'Retirement Living' range, designed specifically for the over 60s in mind, and comprises 40 apartments. 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, situated on Coronation Road, 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.

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 and, for added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25).

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.

Entrance Hallway

Front door with spy hole and letter box. Walk-in storage/airing cupboard. Emergency intercom. Doors leading to shower room, living room and bedroom.

Living Room

A bright and spacious living room featuring a double-glazed door



opening onto the patio area, creating a light and welcoming space. There is ample room for a dining table, along with TV and telephone points, multiple power points and two ceiling light points. Door leading through to the kitchen.

Kitchen

A well appointed fitted kitchen comprising a range of wall and base units with complementary work surfaces and tiled splash back. The stainless steel sink with drainer is positioned beneath a double-glazed window, providing plenty of natural light. The kitchen is equipped with an integrated electric oven, four ringed electric hob and cooker hood, along with a fridge and freezer. Additional features include ceramic floor tiling and a ceiling light point.

Bedroom

A spacious double bedroom featuring a double glazed window, providing plenty of natural light. The room benefits from a large double door mirrored wardrobe, offering excellent storage space, along with TV and telephone points, a ceiling light point and multiple conveniently positioned power sockets.

Shower Room

Fully tiled suite comprising; large shower cubicle and with sliding doors. WC. Vanity unit wash hand basin with mirror over. Heated towel rail. Emergency pull-cord.

Service Charge (breakdown)

Your Service Charge Covers:

- 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 Annual Service Charge is £2,857.96 for the financial year ending 31st March 2027.

1 | 1 | Asking price £245,000

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

Car Parking (Permit Scheme)

The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Ground rent: £425 per annum
Ground rent review: 1st Jan 2027
Lease: 125 years from 1st Jan 2012

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.
 - 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

