



**KI** Keith Ian

*Ermine Court, Ware, SG12 9BH*  
*£249,995*

## **Ermine Court, Ware, SG12 9BH**

*Keith Ian are pleased to offer this  
Modern retirement apartment in the  
Highly sought MCarthy & Stone development,  
it has a Lift to all floors, 24 Hour Call System,  
On site Warden, Residents lounge,  
and is offered Chain free.*

*Entrance door to :*

### **ENTRANCE HALLWAY**

*4'0" tbc x 4'0" tbc*

*Walk in storage cupboard housing boiler.*

### **LOUNGE / DINER**

*19'2" x 10'9"*

*Double glazed window, radiator, TV point, fitted carpet.*

### **KITCHEN**

*10'0" x 5'7"*

*High quality range of wall and base units, sink and drainer unit inset in work surface, integrated appliances, double glazed window, tiled flooring.*

### **DOUBLE BEDROOM**

*17'6" x 9'2"*

*Double glazed window, radiator, fitted wardrobe, fitted carpet*

### **BATHROOM**

*Modern suite with walk in double shower, lower level w/c, wash hand basin, heated towel rail, tiled walls and floor*

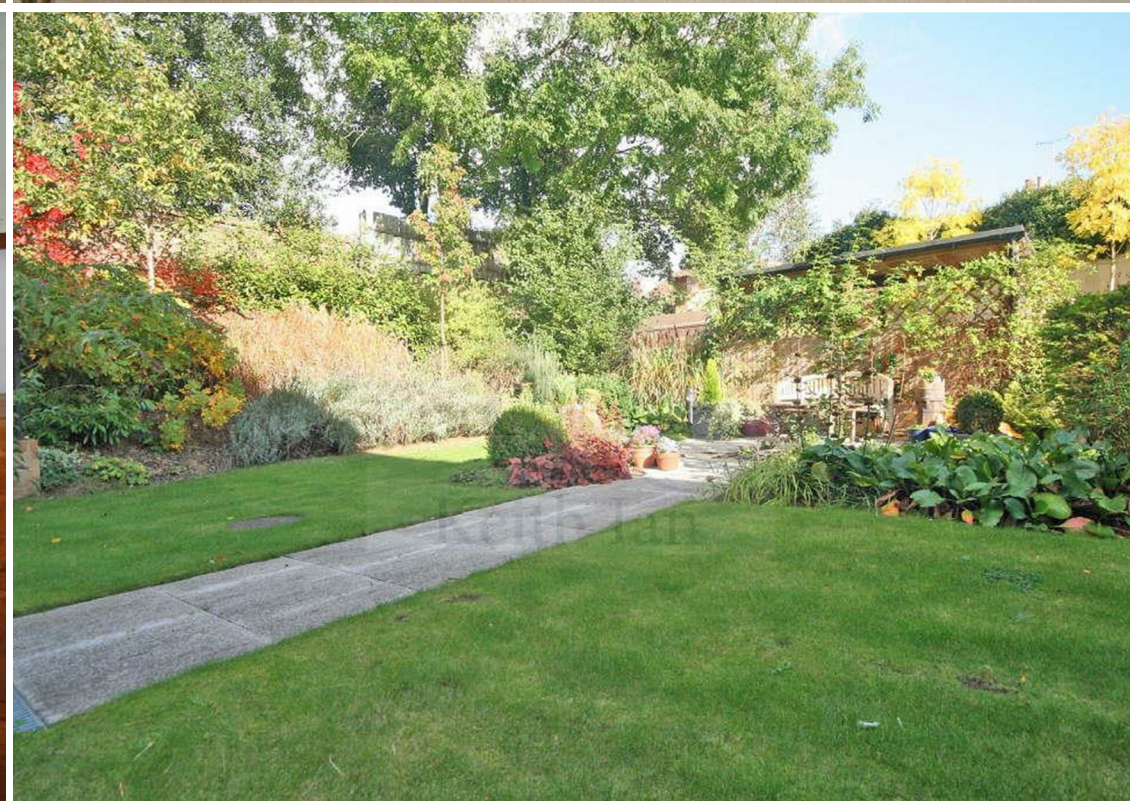
### **RESIDENTS LOUNGE**

*Cosy residents communal lounge with off set kitchen*

### **FLOORPLAN**

*Agents Note: The property has under floor dual control heating, security access and a warden alert button.*

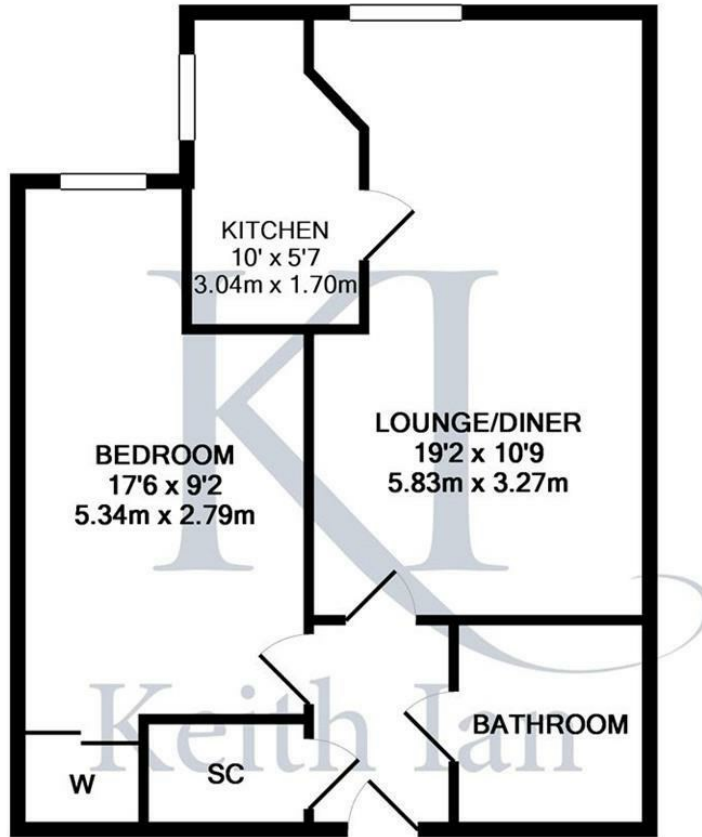








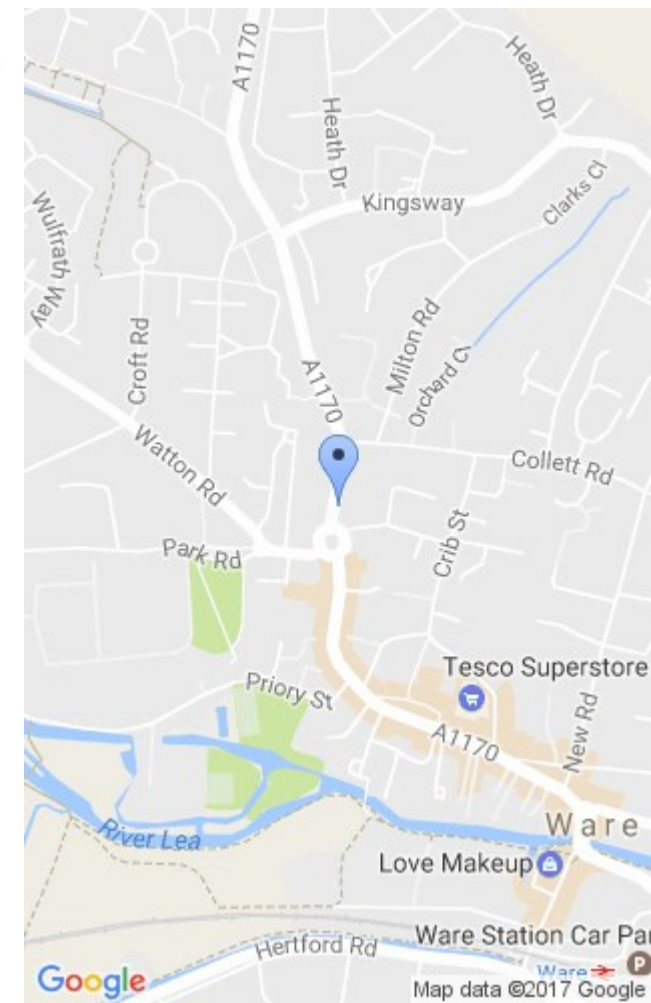




TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	

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

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