

98 Newland Gardens
Herford, SG13 7WY
Guide price £345,000





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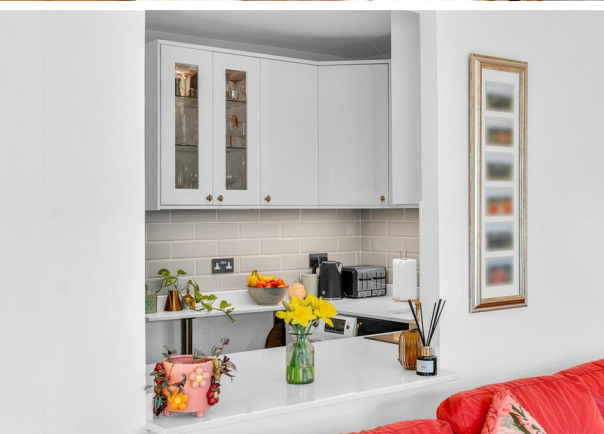
Bright and Airy Two Double Bedroom, Two Bathroom Top-Floor Apartment Enjoying direct access to an extensive, sun-soaked balcony overlooking beautifully manicured communal gardens, this stunning top-floor apartment offers bright and spacious accommodation in a sought-after development close to the town centre and Hertford East Station. The property benefits from higher-than-average ceiling heights for the development, enhancing the sense of space, and a landing hall shared with only one other flat, accessible via a lift. Accommodation features:

- Large lounge/diner with doors to the balcony
- Recently renovated kitchen featuring underfloor heating, quartz worktops, a wine fridge, insinkerator, premium NEFF & AEG appliances, and a breakfast bar—perfect for entertaining
- Master bedroom with en-suite shower room
- Double guest bedroom with access to a Jack and Jill second bathroom, both bathrooms benefiting from underfloor heating
- Great storage throughout
- App-controlled designer radiators

Additional benefits include:

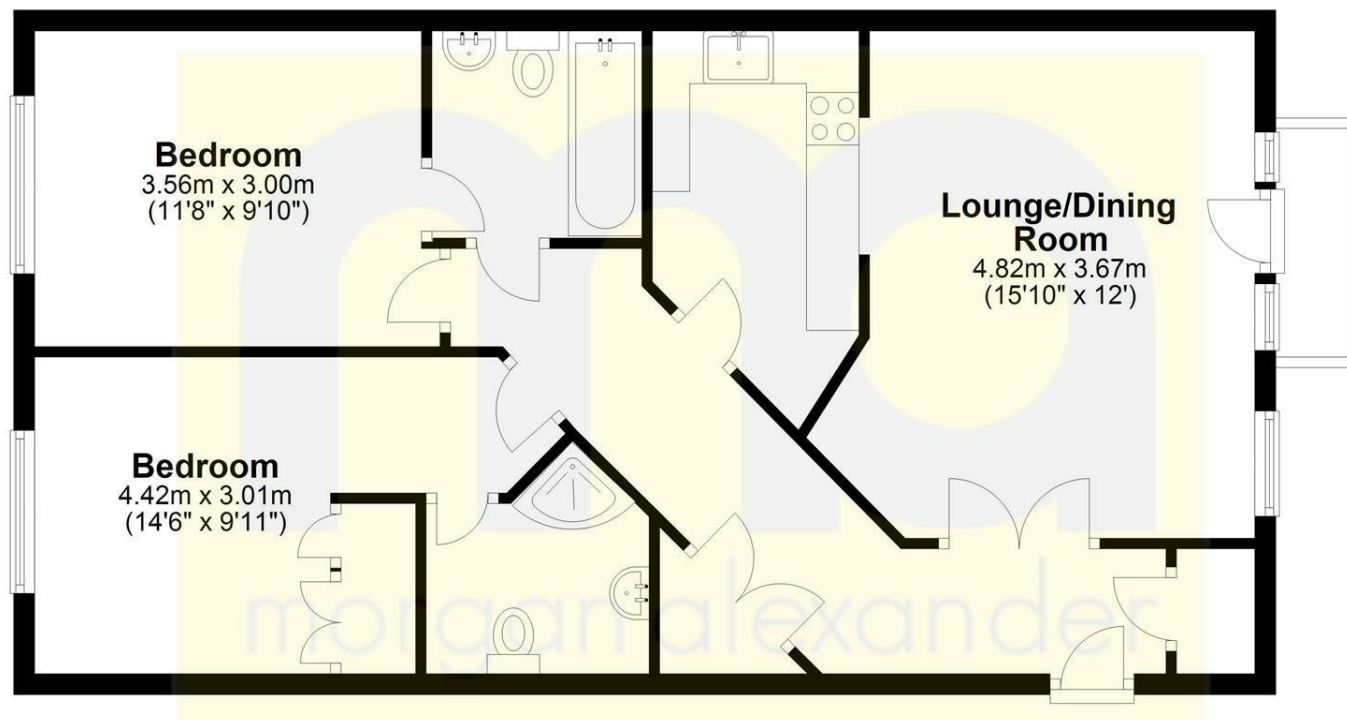
- Prime underground parking space offering easy unloading access
- Two visitor parking permits available
- Gated underground parking, lift access, residents' gym, and beautifully maintained gardens





Third Floor

Approx. 72.4 sq. metres (779.1 sq. feet)



Total area: approx. 72.4 sq. metres (779.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk