

49 Halleys Ridge
Herford, SG14 2TQ
Guide price £250,000





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CHAIN FREE - A one-bedroom ground-floor apartment, nestled in a sought-after residential area within convenient walking distance to Hertford North Station. Boasting a delightful open plan lounge/dining room, a separate kitchen with spaces for appliances, and offering the convenience of a window for natural light and ventilation.

The property enjoys dual aspect windows, providing an abundance of natural light throughout the day, with lovely views overlooking the front gardens, ensuring privacy and without overlooking neighbours.

Parking is made effortless with a designated parking space conveniently located close to the front door, ensuring ease of access. Residents will appreciate the swift connectivity to Hertford North Station and Panshanger Park, as well as the accessibility to major roadways including the A414 and A1, facilitating seamless commuting and travel.

Storage solutions abound with two useful storage cupboards.

Furthermore, this charming home comes equipped with fully double glazed windows, gas central heating and an extended lease offering peace of mind with a remarkable 149 years remaining at a peppercorn rent, set to expire in 2175.

This is an opportunity to make this apartment your own, with its blend of comfort, convenience, and quality, creating an ideal haven to call home or as an excellent buy to let.





Approximate Gross Internal Area 455 sq ft - 42 sq m



Ground Floor

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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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