43 Ladywood Road
Hertford, SG14 2TE
Guide price £245,000

morgan alexander

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Hertford, SG14 2TE

NEW LEASE - A beautiful one-bedroom CHAIN FREE, first-floor apartment, nestled in a sought-after residential area within convenient walking distance to Hertford North Station.

Boasting a delightful open plan lounge/dining/ kitchen living, with good size window, wood effect flooring, fitted cupboards and work-surfaces.

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.

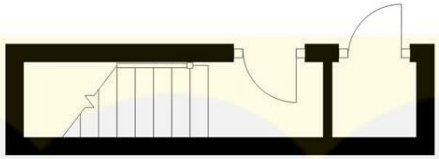
Storage solutions abound with a loft space and an exterior storage cupboard.

Furthermore, this charming home comes equipped with fully double glazed windows, gas central heating and will come with a NEW extended lease offering peace of mind with 165 years remaining at a peppercorn rent.

This is an opportunity to make this meticulously maintained 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.

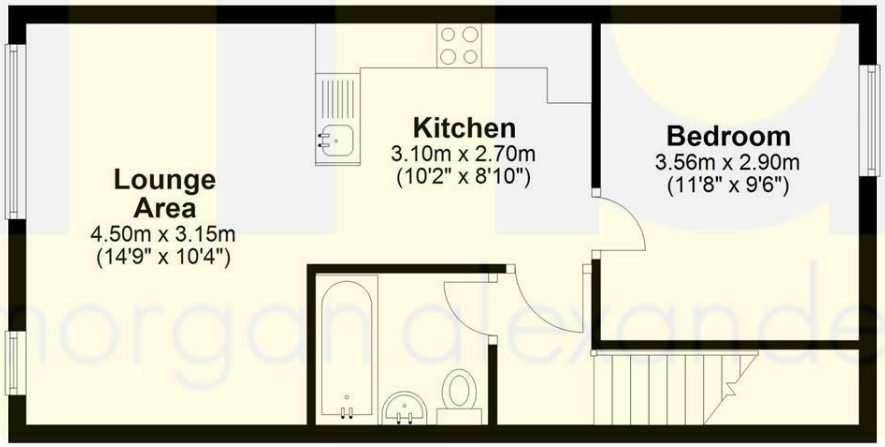
Ground Floor

Approx. 3.7 sq. metres (40.1 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)

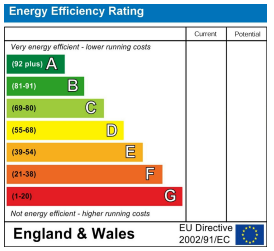


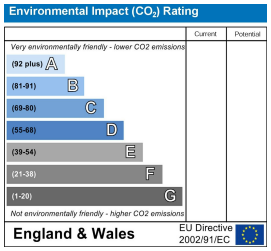
Total area: approx. 45.8 sq. metres (493.0 sq. feet)

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





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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The Property Ombudsman

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