

1 Maidenhead Yard
Herford, SG14 1SZ
Guide price £220,000





1 Maidenhead Yard Hertford, SG14 1SZ

CHAIN FREE - Set in the heart of Hertford, being tucked along a private Courtyard Mews just a stone's throw from all the amenities of the Town Centre is this stylish and bright two bedroom split-level apartment enjoying a modern interior finish throughout with contemporary kitchen and shower room.

Maidenhead Yard, is an exclusive development ideally located for Hertford's amenities and a comprehensive range of shopping facilities, including three supermarkets and a Marks and Spencer food store, there is also a good range of individual boutiques, tearooms, restaurants and public houses. Hertford North and East Stations are also close by.

Ground Accommodation:

Communal Entrance with stairs to first floor.

First Floor Accommodation:

Entrance Hall

Kitchen

Lounge

Bedroom Two



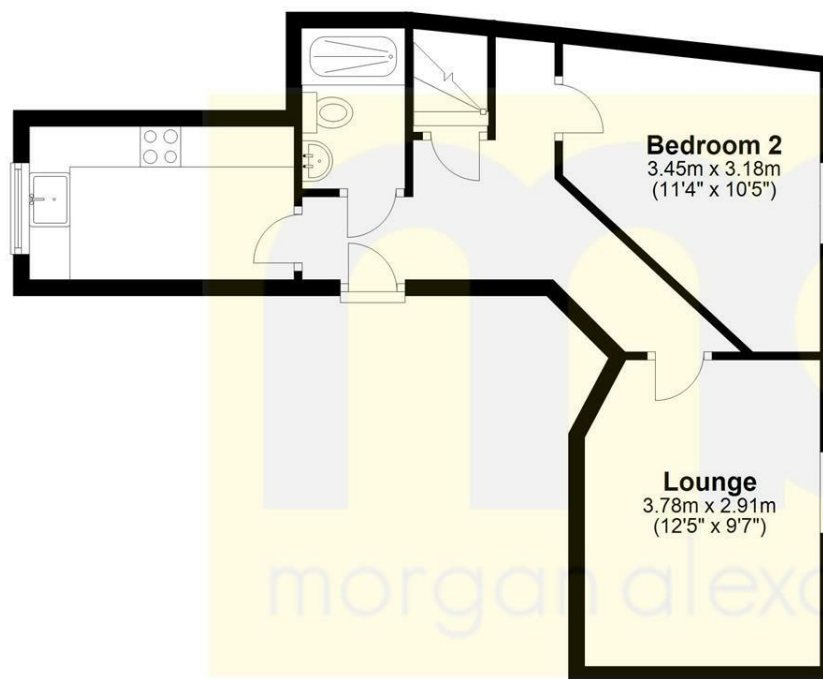
1
AND
2

Fire exit
Keep clear



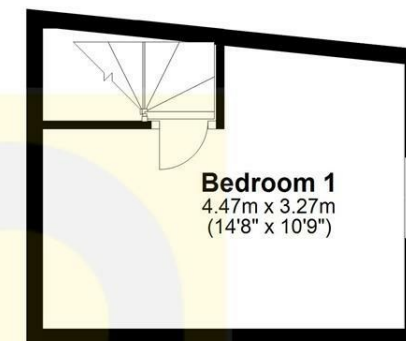
First Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



Second Floor

Approx. 15.6 sq. metres (168.4 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 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.

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			England & Wales		
EU Directive 2002/91/EC			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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