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Sele Mill, Hertford

A modern and well presented second floor apartment, with balcony and views over the river and park behind, yet only a short walk from the station and town centre. No Chain.

£250,000

01992 87 85 80



Overall Description

This spacious top floor apartment is part of an attractive development on the site of a former Victorian paper mill, now an exclusive gated community in an enviable location, right next to the river Mimram and a short walk to Hertford North station and the town centre. The apartment is on the second floor and tucked away at the back with a balcony overlooking the gardens, river and park opposite, so has a lovely aspect from the main sitting room and the bedroom.

There is a good-sized open-plan sitting/dining room and kitchen with wooden flooring and door out to the riverside balcony. The hallway leads to a double bedroom and there is a nicely appointed bathroom with shower above the bath. The property has double-glazed windows, wall-mounted electric radiators and is in good decorative order. There is an allocated parking space and visitor spaces in the car park. The lease is c.102 years, the Energy Performance Rating is C, the council tax band is B and the property is being sold with no onward chain, so viewing is advised.

If you are looking for an apartment in a quiet location with nice views, yet really close to everything that Hertford has to offer, then look no further.

Location

This apartment is located in a very convenient central location in Hertford and is just a few minutes walk to Hertford North Station, with a regular service to Moorgate via Finsbury Park (c 36 minutes). It is also around ten minutes from Hertford East, servicing Liverpool Street.

Hertford, the historic county town of Hertfordshire, has a very good range of facilities including shops, schools, newly upgraded theatre, castle with attractive grounds, sports clubs and also has many excellent restaurants and a lively night life. Hartham common has a sports centre and swimming pool, tennis courts, playing fields and a riverside running track. Hertford is surrounded by beautiful countryside so is an ideal place to live for keen walkers and cyclists. The road links are excellent with the A10 leading to the M25, and the A414 heading to the A1.

Accommodation

From the car-park a communal door with intercom leads into the communal hall, with stairs up to the second floor. A door leads into the:

Front Hall 6'8 x 3'10 (2.03m x 1.17m)

Electric meter cupboard. Front door to the:

Entrance Hall 9'8 x 3' (2.95m x 0.91m)

Intercom. Wooden flooring. Wall-mounted electric radiator. Airing cupboard with high pressure hot water cylinder and wooden-slatted shelving.

Open-Plan Sitting/Dining Room and Kitchen 22'3 x 12'3 widest (6.78m x 3.73m widest)

Window to rear overlooking the gardens, river and park beyond. Kitchen area with range of kitchen units, quartz work-tops and sink unit. Electric oven, hob and extractor fan above. Fridge/freezer. Fitted washing-machine. Sitting/dining area with wooden flooring, ceiling spotlights, TV aerial point and telephone point. Wall-mounted electric heater. Glazed door leading out to the BALCONY: 2'6 x 8' with balustrade and lovely views.

Bedroom 12'5 x 8'7 (3.78m x 2.62m)

Window to rear overlooking the gardens and river. Wall-mounted electric heater.

Bathroom 7'1 x 6'2 (2.16m x 1.88m)

Panel bath with shower above, glass shower screen and tiled surround. Low-level WC. Wash-hand basin. Heated towel rail. Tiled floor/walls. Spotlights. Extractor fan.

Outside

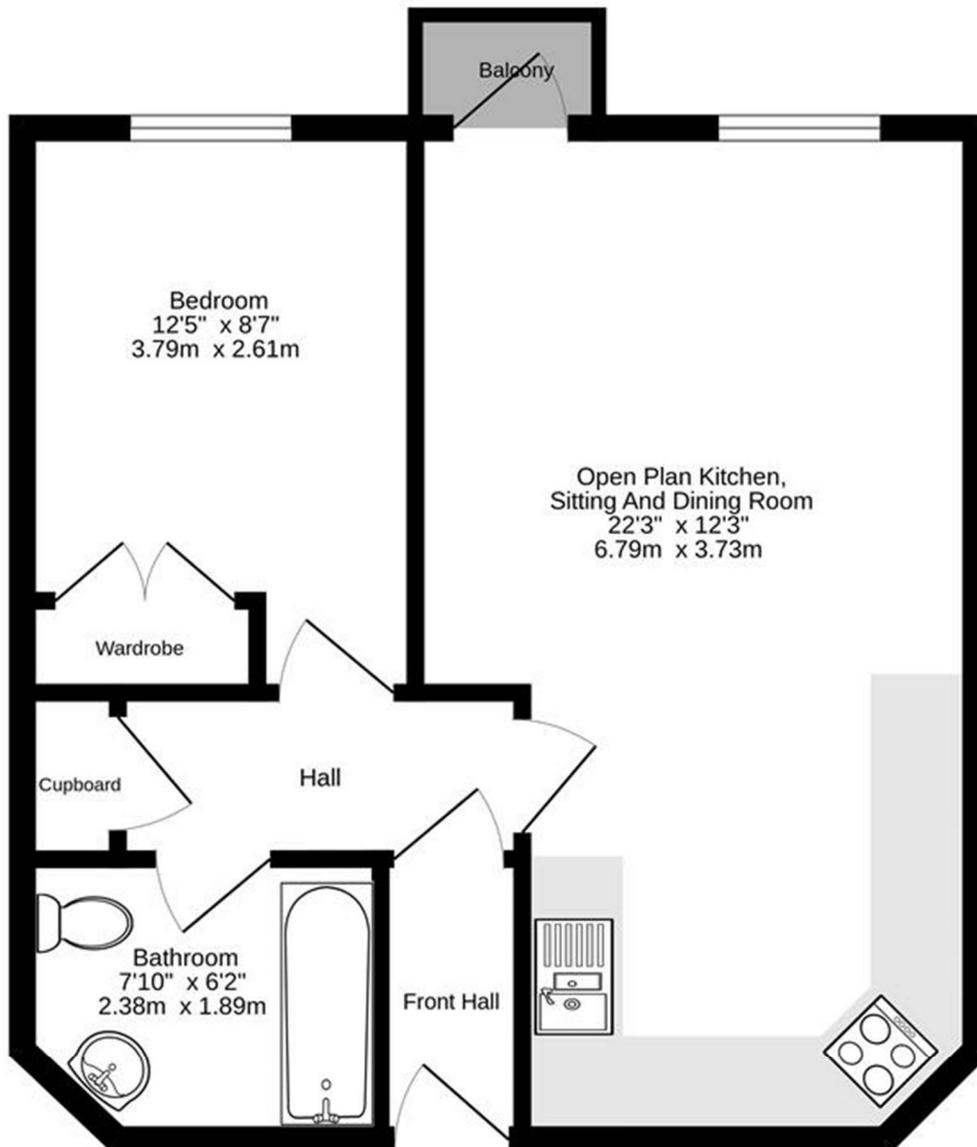
This is a gated development with electric double gates at the entrance. The driveway leads through these and to the car park at the rear where there is one allocated space and further visitor spaces. From here you walk through to the large and pleasant communal gardens which run along the riverbank of the river Mimram, one of the country's rare chalk streams. These have views across the river to the parkland and woods on the other side and there are a number of picnic tables spread out in the gardens for the enjoyment of residents.

Services and Other Information



Mains water, drainage and electricity. Wall-mounted electric heaters. Double-glazed windows. Leasehold: c.102 years left on the lease. Service Charge: £2128.38 per annum. Ground Rent: £150 per annum. Council Tax Band: B. Energy Performance Certificate Rating: C. The apartment is currently let out with a monthly rental income of £1,150 per month.

Ground Floor
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>79</p>	<p>83</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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