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The beautifully simple new way to sell your home

Railway Street, Hertford

A ground-floor apartment with private entrance, GOOD-SIZED GARDENS and a GARAGE in a tucked away location just five minute's walk from the station. VERY LONG LEASE. No Chain.

• Ground Floor • Own Front Door • Two Bedrooms • Front Garden • Rear Decking Area • Gas CH and DG • Garage • Long Lease

£250,000

01992 87 85 80

Overall Description
This apartment sits in a lovely tucked away location, with its own private entrance and good-sized gardens, yet just a few minute's walk from Hertford East railway station and the town centre. The property is on the ground floor, with its own front door, with entrance hall, sitting/dining room with gas-fire, modern kitchen, large double master bedroom, second bedroom and shower-room. The property has gas-fired central heating, double-glazed UPVC windows, a very long lease (of over 900 years) and is being sold with no forward chain. The gardens are a major selling point of the apartment with a good-sized front garden with rose beds, lawn and sunny decking area as well as a second very private area of decking, hidden away around the back and accessed from French doors out of the master bedroom. There is also a garage en-bloc accessed down the driveway to the side of the apartments. If you like your privacy, but also want to be within a stone's throw of everything that Hertford has to offer, this apartment is well worth a look.

Location
This ground floor apartment sits in a tucked away location in a very good central location just a few minute's walk from Hertford East Station and Tesco, and around a five minute walk from the town centre. Hertford's second station, Hertford North, is around a 15-20 minute walk away across Hartham Common and it is also a short drive from the A10 and A414 leading the the A1/M25, so it is very convenient location for commuters. Hertford has a very good range of local facilities such as shops, restaurants, an excellent market and supermarkets (Tesco and M&S are all a short walk away), yet is also an attractive and very pleasant place to live. The town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure pursuits close to hand, including Hartham Common with its riverside walks, Activity Centre, swimming pool and tennis courts.

Accommodation
A path leads up past the front garden to the glazed front door into the:

Entrance Hall 5'0" x 4'2" (1.52 x 1.27)
Frosted window to front. Wood-effect laminate floor. Cupboard with space and plumbing for washing-machine.

Sitting/Dining Room 17'1" x 11'0" (5.21 x 3.35)
Window to front overlooking gardens. Modern gas-fire. Wood-effect laminate floor. TV aerial point. Telephone point. Radiator.

Kitchen 7'6" x 5'9" (2.29 x 1.75)
Window to side. Kitchen units with roll-top work surfaces and one and a half bowl stainless steel sink. Electric cooker, gas hob and stainless steel extractor fan. Space for fridge/freezer. Wood-effect laminate floor.

Bedroom One 12'4" x 10'11" (3.76 x 3.33)
French Doors to rear opening onto wooden decking. Fitted wardrobe units. Wood-effect laminate floor. Radiator.

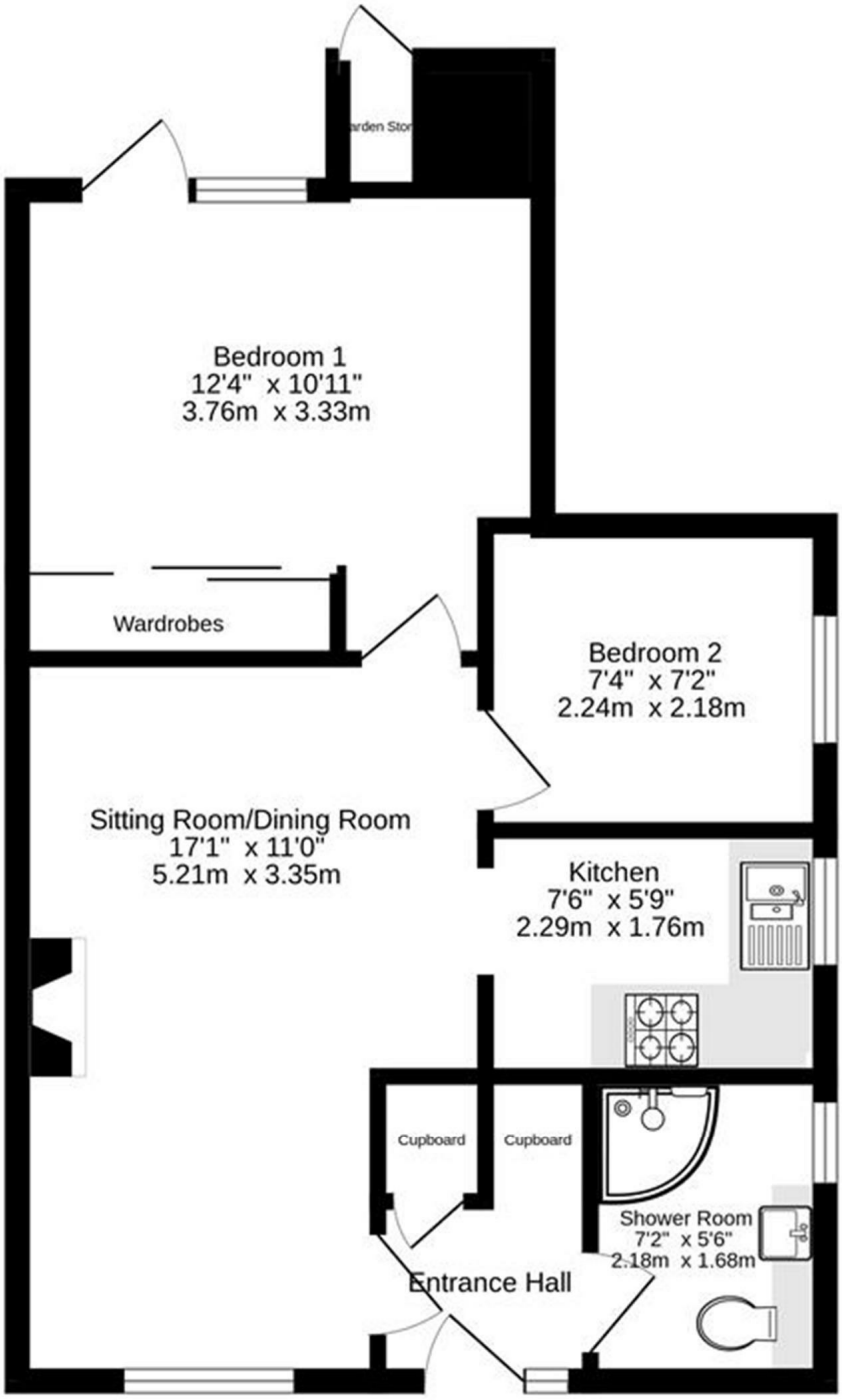
Bedroom Two 7'4" x 7'2" (2.24 x 2.18)
Window to side. Shelving. Wood-effect laminate floor. Radiator.

Shower Room 7'2" x 5'6" (2.18 x 1.68)
Frosted window to side. Fitted shower cubicle. Low-level WC. Wash-hand basin with tiled splash-back. Heated towel-rail. Wall-mounted electric heater. Gas-fired central heating boiler.

Outside
The property has a good-sized front garden, mainly laid to lawn with roses and a sunny area of decking, perfect for entertaining. To the rear is another very private area of decking with plenty of space for a table and chairs. BRICK STORE: with space and electrics for tumble-drier. GARAGE (en-bloc): 14'7 x 6'11 with wooden garage doors.

Services and Other Information
Mains water, drainage, gas and electricity. Gas central-heating. Double-glazed windows. Leasehold with very long lease (Over 900 years remaining). Ground rent: £100. No annual service charge - any maintenance costs are divided between the 8 apartments. Sky connected, Virgin available if required. Parking permits are available from the Council for local residents to park along the street (Area H3). Council Tax Band B.

Ground Floor



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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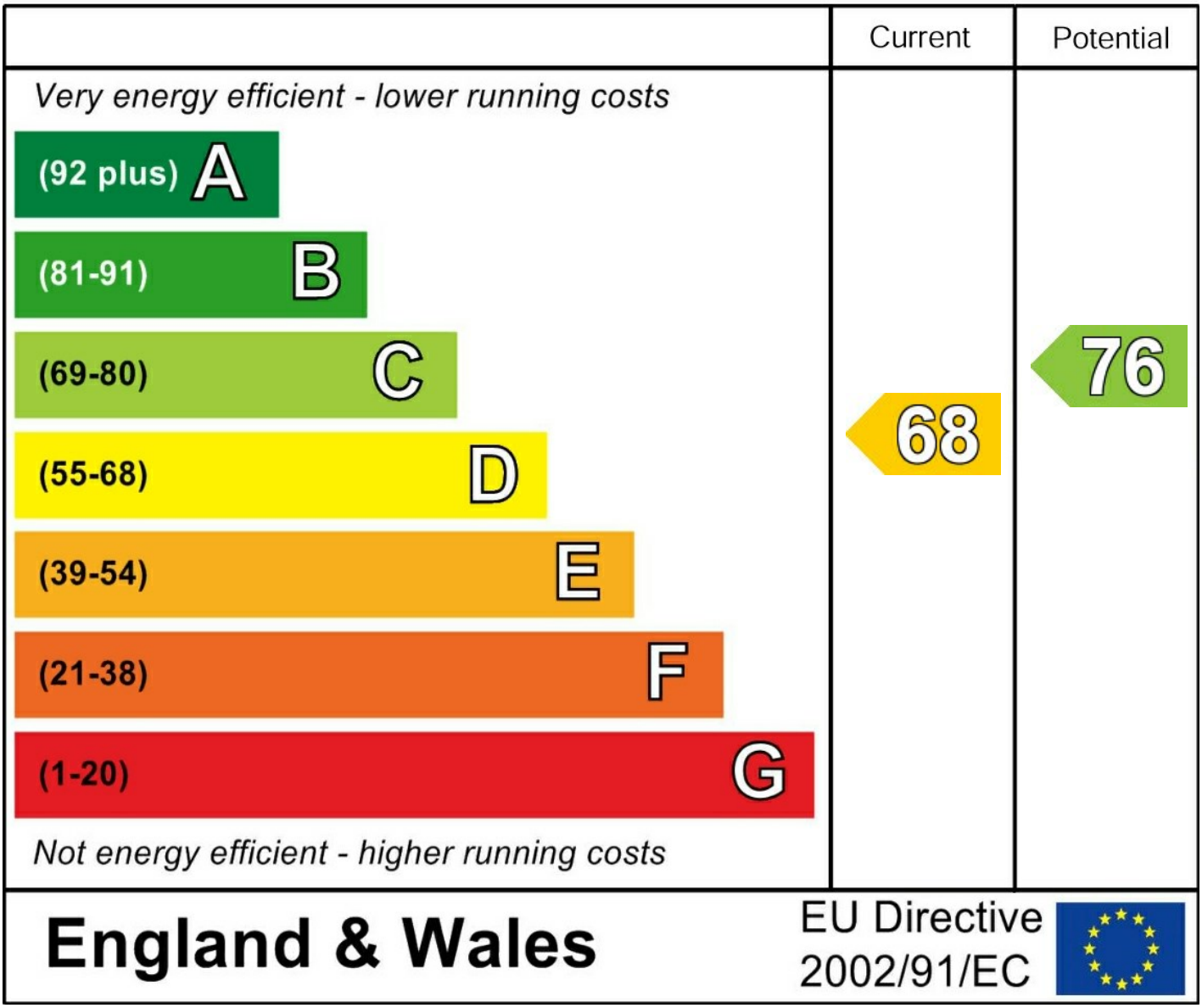
Energy Efficiency Rating



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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