



Bluecoat Court, Hertford, SG14 1AY

£325,000



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Bluecoat Court, Hertford

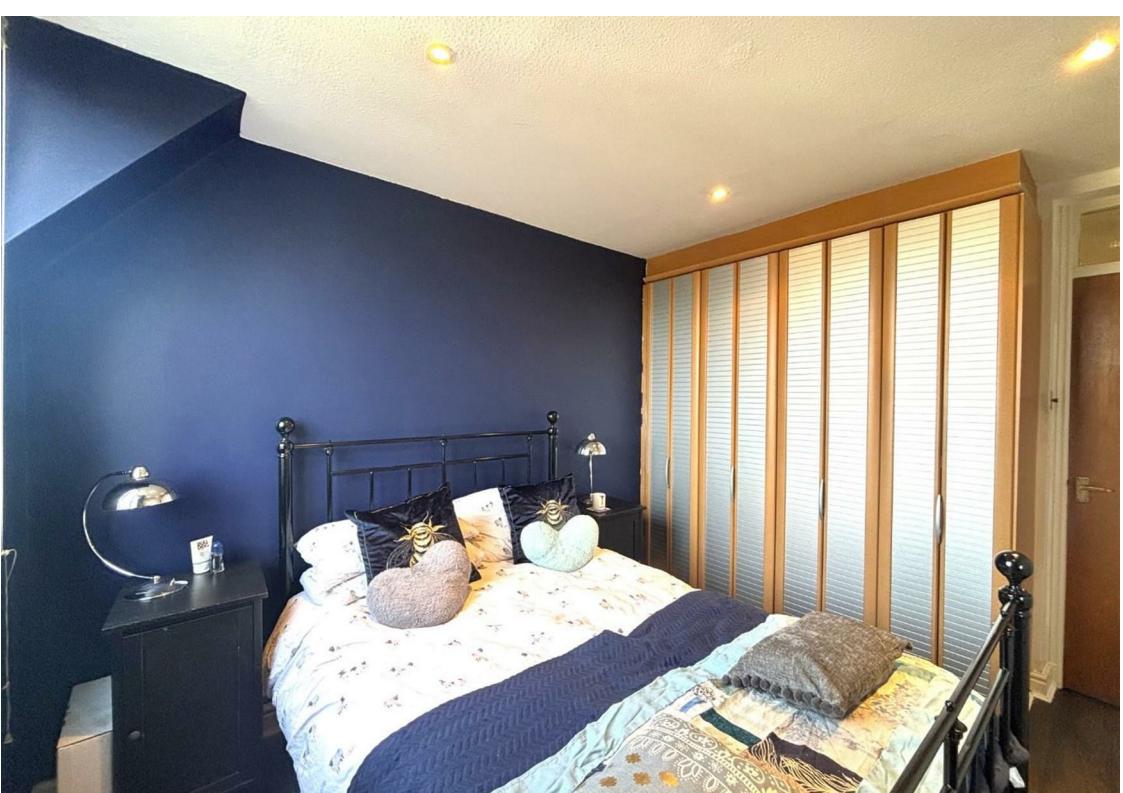
Welcome to this charming flat located in the desirable Bluecoat Court, Hertford. This property boasts a spacious layout, featuring a great size living room and two well-proportioned bedrooms, making it an ideal home for individuals or small families. The flat also includes a bathroom, ensuring comfort and convenience.

One of the standout features of this property is its larger than average size, providing ample living space for relaxation and entertaining. Situated on the top floor, residents will enjoy the added benefit of loft space, which can be utilised for storage or transformed into a creative area to suit your needs.

The location is particularly appealing, as it is within walking distance to Hertford town centre, where you can find a variety of shops, cafes, and amenities. Additionally, Hertford East station is nearby, offering excellent transport links for those commuting to London or other surrounding areas.

For those with vehicles, the property includes an allocated parking space and further visitor spaces, ensuring you have a secure place to park. This flat presents a wonderful opportunity to enjoy comfortable living in a popular area, combining convenience with a sense of community. Don't miss the chance to make this delightful property your new home.







Communal Entrance:

With stairs to second floor and private front door to:

Entrance Hall:

Storage heater, storage cupboard, loft access and doors to:

Living Room:

17'2 x 15'9

UPVC double glazed window to rear and two storage heaters.

Kitchen:

15'4 x 7'2

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating single bowl stainless steel sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven, appliance space for washing machine and fridge/freezer, UPVC double glazed window to side.

Bedroom One:

13' x 9'5

UPVC double glazed window to rear and built in wardrobes.

Bedroom Two:

9'10 x 9'8

UPVC double glazed window to front and storage heater.

Bathroom:

7'8 x 5'11

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and tiled throughout.

Parking:

Allocated parking space for one car.

Tenure:

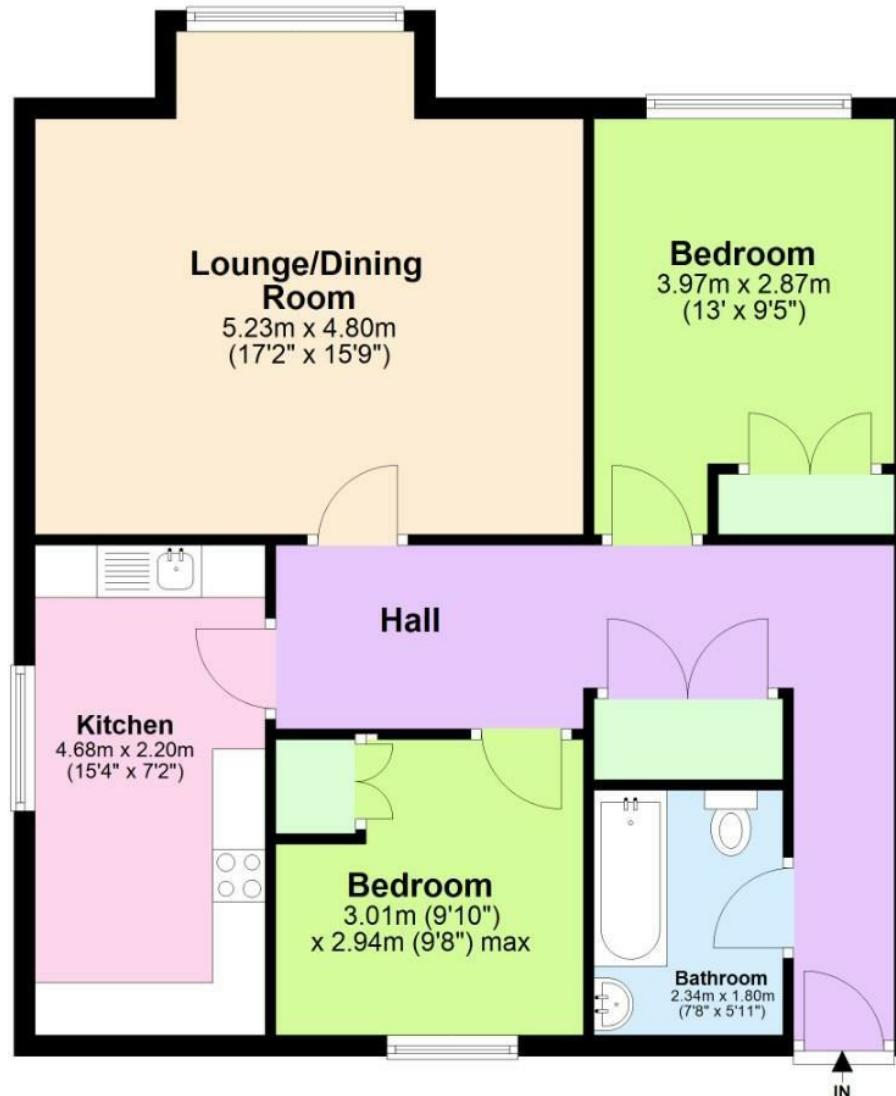
Leasehold. 960 years remaining.

Ground Rent and Service Charge - £2,196.28 per annum.

The current sellers have indicated the ground rent and service charge are charged as one figure and is paid quarterly.

Second Floor

Approx. 73.0 sq. metres (786.0 sq. feet)



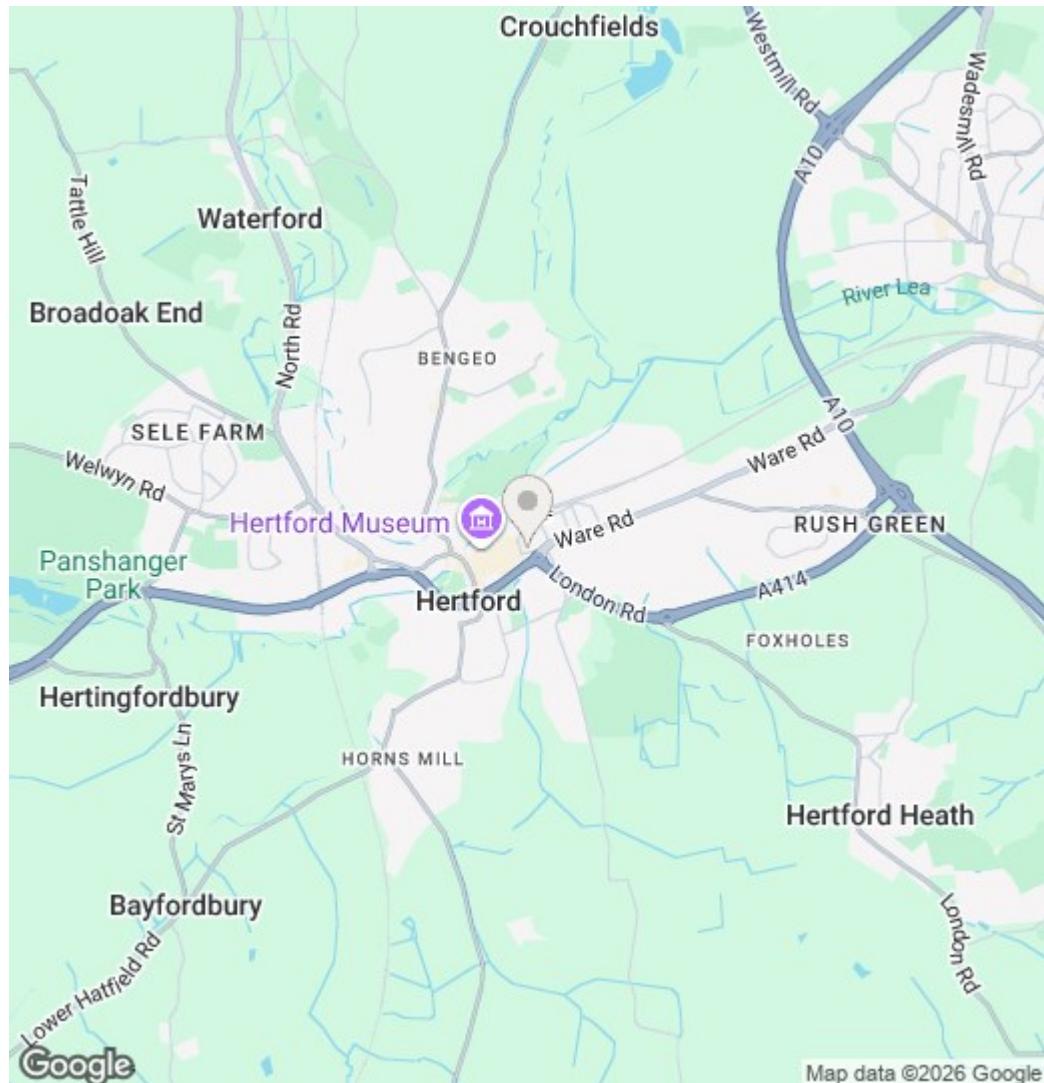
Total area: approx. 73.0 sq. metres (786.0 sq. feet)

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		



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.



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