



**140 Windsor Drive | Hertford | SG14 2HY**

**Asking Price £235,000**

Excellent two double bedroom top floor flat, within walking distance of Hertford North station, situated in a block adjacent to bus stop, on a route with a very regular service to the station and town centre. 90 year lease, low service and ground rent charges. Balcony with views over Hertford. Benefits include gas central heating, double glazing and lots of built in storage. Call for immediate viewing !



**CHRIS DELLAR**  
PROPERTIES

*Your estate agent*

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### Communal Staircase

Stairs up to communal external landing. Composite replacement door to:

### Reception Hall

Two built in storage cupboards. Wood laminate floor covering. Doors to all rooms.

### Lounge/Diner

**17'0 x 10'9 (5.18m x 3.28m)**

Flame effect gas fire inset to tiled fire place with mantle. Radiator. uPVC double glazed window with adjacent double glazed door leading to:

### Balcony

Providing seating area with views over Hertford.

### Kitchen

**10' x 9'6 (3.05m x 2.90m)**

uPVC double glazed window to rear. Range of wall & base units incorporating roll top work surfaces, drawers, and stainless steel single drainer sink unit with monobloc mixer tap over. Ceramic tiles to splashbacks. Integrated electric hob with cooker hood above and electric double oven/grill below. Integrated dishwasher. Space for fridge. Space & plumbing for washing machine. Airing cupboard with lagged cylinder, immersion heater and linen shelving. Fitted pantry cupboard. Vinyl floor covering.

### Bedroom One

**13'8 x 10'0 (4.17m x 3.05m)**

uPVC double glazed window to front. Radiator.

### Bedroom Two

**10'11 x 10'5 (3.33m x 3.18m)**

uPVC double glazed window to rear. Radiator.

### Bathroom

uPVC double glazed window to rear with obscured glass. Suite comprising panel enclosed bath and vanity unit with inset wash hand basin. Ceramic tiles to splashbacks. Wood laminate floor covering.

### Separate W/C

uPVC double glazed window to rear with obscured glass. Low flush W/C. Wood laminate floor covering.

### EXTERIOR

### Communal Gardens

Mainly laid to lawn

### Off Street Parking

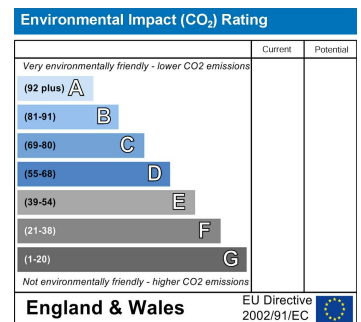
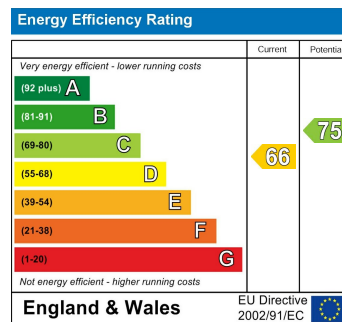
Non allocated parking for resident's located to the rear of the block.

### Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

### Energy Performance Certificate

To follow.



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