



£285,000

The Spinney, Hertford

The Spinney, Hertford, SG13 7JR

Keith Ian are pleased to bring to market this SHARE OF FREEHOLD 1 bedroom apartment on an exclusive development benefiting from a heated SWIMMING POOL, GYM and SQUASH COURT. The second floor apartment has a large open-planned lounge/dining space leading onto the covered balcony over looking the communal areas of the complex, as well as having the benefit of a separate spacious kitchen. The bedroom here is also well proportioned having built in wardrobe space and storage, with the refitted shower-room being just down the hall. Further benefits include, ample private parking to the development, a private garage, double glazing throughout and a communal laundry room.

Hertford is located approx 20 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

The vibrant town centre offers a superb array of amenities including convenience stores, boutique shops, restaurants and public houses. The River Lee runs to Hertford which offers scenic walks towards through Ware to the North and Broxbourne to the South.

Hertford benefits from 2 mainline stations and Hertford East station is located 0.6 miles from the property. The Stations offer services into Liverpool Street/ Stratford and Kings cross. Other services are available from Broxbourne providing access to Stansted and Cambridge and services from Tottenham Hale.

ACCOMMODATION COMPRISES:

HALLWAY

LOUNGE/DINER

20'4 x 14'2 (6.20m x 4.32m)

KITCHEN

9'5 x 7'1 (2.87m x 2.16m)

BALCONY

11'7 x 4'3 (3.53m x 1.30m)

BEDROOM

15'3 x 9'10 (4.65m x 3.00m)

SHOWER-ROOM

7'1 x 5'5 (2.16m x 1.65m)

COMMUNAL POOL

COMMUNAL GYM & SQUASH COURT

PARKING

PRIVATE GARAGE

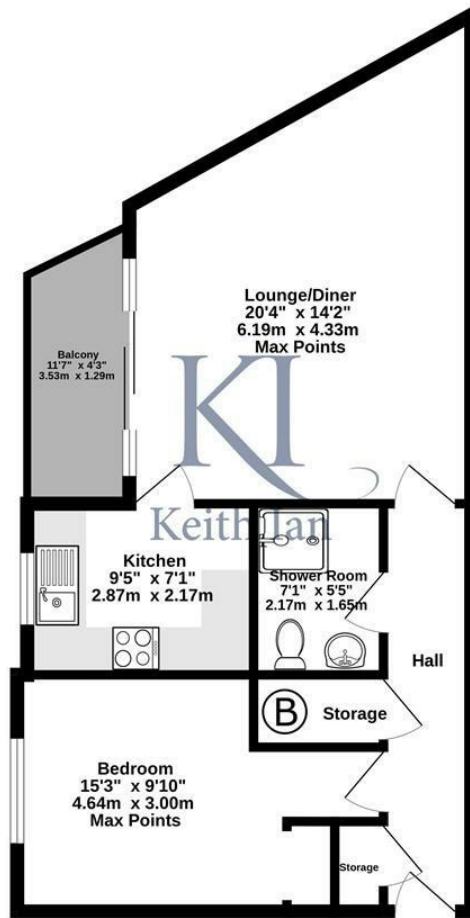
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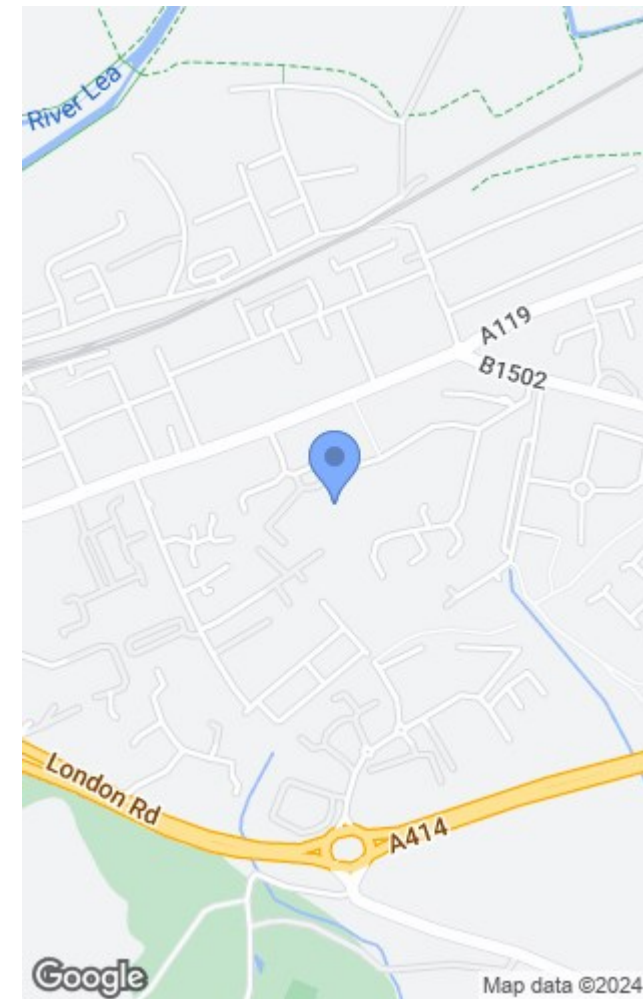
Second Floor
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 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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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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		

T: 01920 463131
ware@keithian.com
www.keithian.com



Offices at Cheshunt Ware and Buntingford
Managing Director Ian F. Robertson
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