

LEASEHOLD



Apartment

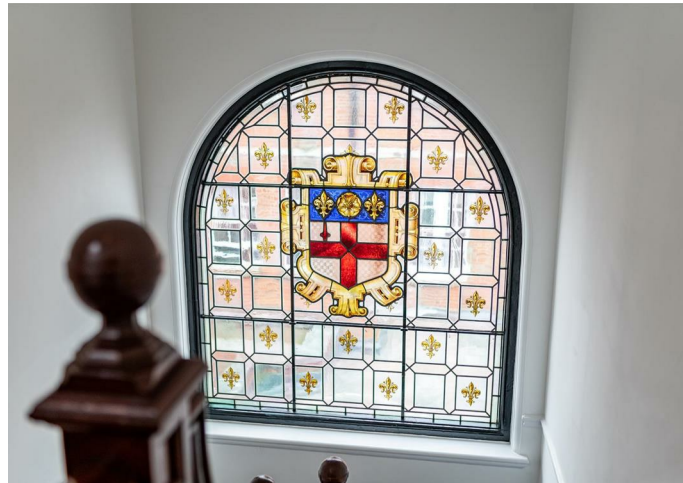
FLAT 5 QUEEN VICTORIA HOUSE, BLUECOATS AVENUE, HERTFORD, SG14 1PB

Guide Price

£450,000

FEATURES

- Chain Free
- Stunning Two Double Bedroom Apartment
- Period Features
- Walking Distance To Town Centre & Hertford East BR
- Council Tax Band - C
- Beautiful Conversion
- Impressive Communal Areas
- Allocated Parking



Queen Victoria House Hertford SG14 1PB

Queen Victoria House forms part of one of Hertfords most iconic developments in the centre of Hertford town. Offering a wealth of history this apartment features two double bedrooms, two luxury bathrooms and a dual aspect living/kitchen/diner.

The property also comes with one allocated parking space.

Offered chain free, this property is expected to attract a high level of interest, so please call now to arrange a viewing.

ACCOMMODATION:

ENTRANCE HALL

KITCHEN/LIVING ROOM

19'8" x 12'5"

BEDROOM 1

12'4" x 12'2"

ENSUITE SHOWER ROOM

9'4" x 6'5"

BEDROOM 2

12'6" x 12'0"

BATHROOM

8'10" x 8'5"

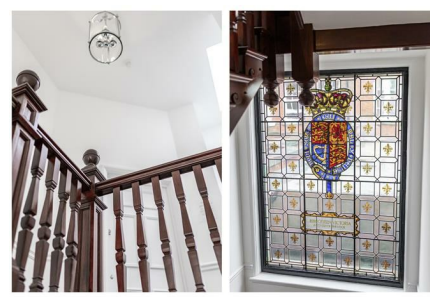
ALLOCATED PARKING SPACE



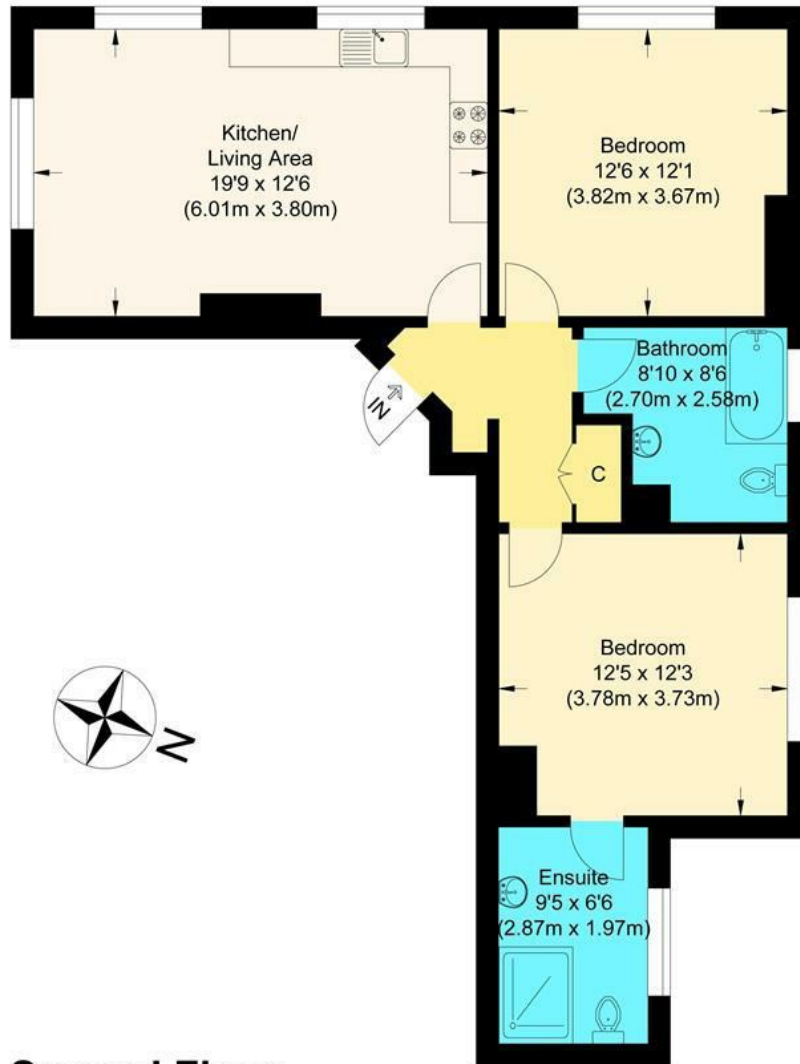
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Second Floor



Queen Victoria House

Approximate Gross Internal Floor Area : 70.90 sq m / 763.16 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Call us on

0199 253 2222

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www.abelestateagent.co.uk

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	54
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

