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Copperwood, Hertford

An immaculately presented, fully modernised, two-storey MAISONETTE in a leafy, tucked away location, just a short walk from Hertford East Station and the town centre.

£330,000

01992 87 85 80



Overall Description

This is a spacious two-storey maisonette in a peaceful leafy and tucked away setting yet only a ten minute walk from Hertford East Station and only a little further to the town centre. The property has been completely modernised by its current owners including all new double-glazed Upvc windows, new fitted kitchen, new bathroom, new central-heating (combi-boiler and radiators), all new floorings throughout and new electrics including the consumer unit and additional sockets. The result is a spacious and modern maisonette that is immaculately presented throughout - all you have to do is move in and un-pack your bags! The entrance porch leads through to a large sitting/dining room and then to the contemporary fitted kitchen with breakfast bar. Upstairs is a generous landing, two double bedrooms overlooking the trees to the front and a stylish contemporary bathroom. The property is ideal for buyers wanting to live in a pleasant quiet location within easy reach of everything Hertford has to offer but will also make an excellent buy-to-let apartment. Viewing is highly recommended so please book in for the Open Day from 11.30am to 12.30pm on Saturday the 11th of May.

Location

The property is located in a tucked away and very private position at the end of a quiet cul-de-sac, yet within around a ten minute walk of Hertford East Station and the town, so it is very conveniently placed for everything that Hertford has to offer. The picturesque historical market town of Hertford has a very good range of local facilities such as shops, restaurants, schools, and supermarkets, as you would expect from a county town, yet is also an attractive and very pleasant place to live. It has excellent transport links with a choice of two train stations (Hertford East going to Liverpool St and Hertford North going to Moorgate and Finsbury Park) and easy access to the A1 and M25. No wonder it is so popular with young professionals that need to commute to London for work. 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

From car parking a pathway leads around to the back of the apartments where you find the:

Entrance Porch 3'3" x 3'0" (0.99 x 0.91)

Meter cupboard. Front door to:

Sitting/Dining Room 18'5" x 10'8" (5.61 x 3.25)

Window to front. Wood-effect laminate floor. TV aerial point. Telephone point. Stairs to the first floor.

Kitchen 13'10" x 6'7" (4.22m x 2.01m)

Window to front. All new kitchen units with work tops, stainless steel sink unit, Breakfast Bar and underlighting. Fitted double eye-level electric cooker and microwave. Fitted gas hob with extractor above. New fitted fridge/freezer. Fitted washing-machine. Under-stairs cupboard.

First Floor 11'3" x 6'3" (3.43 x 1.91)

From the sitting room stairs lead up to the first floor landing. Storage cupboard with shelving. Radiator.

Bedroom One 11'4" x 10'11" (3.45 x 3.33)

Window to front. Radiator.

Bathroom 6'5" x 6'3" (1.96 x 1.91)

All new stylish modern bathroom suite including: Panel bath with shower above, tiled surround and glass shower screen. Low-level WC. Vanity unit with wash-hand basin and cupboard beneath. Modern heated towel-rail. Tiled floor and walls. Extractor. Radiator.

Bedroom Two 11'5" x 6'9" (3.48 x 2.06)

Window to front. Radiator.

Outside

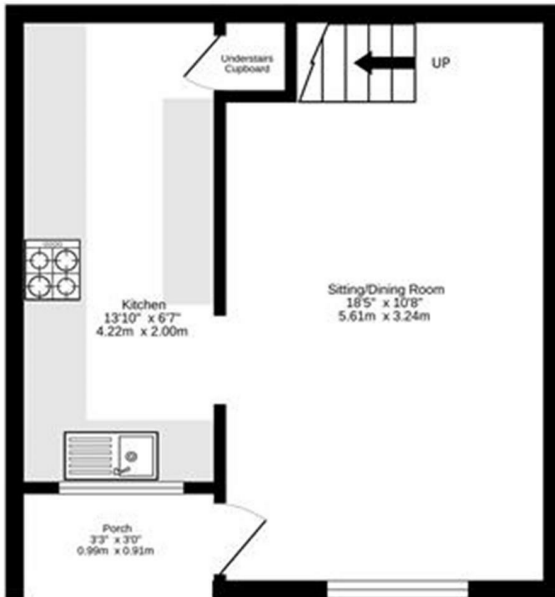
The property is approached up a gravel driveway to the car-park with communal parking (although not allocated it was designed with two spaces for each flat plus visitors). A path leads past communal gardens to the front door. There is a laundry room with two coin-operated industrial dryers for the use of all the apartments.

Services and Other Information

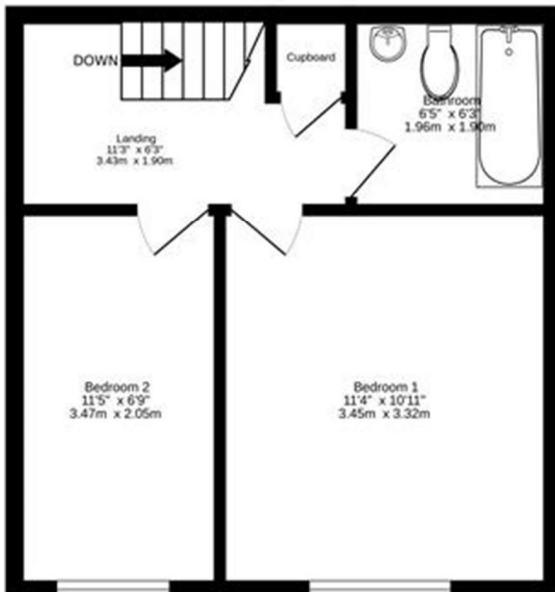
Mains water, drainage, gas and electricity. 995 year's lease from 1980 (so what is called a "virtual freehold" as the lease is so long). Service charge is c.£1,100 per annum. Ground Rent is c.£400 per annum. Council Tax Band D. Shared car park. Window blinds and wardrobe in bedroom one are not included but are negotiable.



Ground Floor




1st Floor





Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>79</p>	<p>81</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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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