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Sele House, Hertford

A well-presented first floor apartment, with share of freehold and gated parking space, in this Grade II Listed character property just 5 minutes from Hertford North.

£285,000

01992 87 85 80



Overall Description

This spacious first floor apartment is part of a former conversion of this Grade II Listed Victorian detached house, sited at the entrance to Sele Mill, now an exclusive gated community of period apartments in what was previously the paper mill. The apartment is on the first floor and has a dual-aspect sitting room with bay window and window seat, two double bedrooms (the master also with bay window/window seat), separate kitchen, modern shower room and entrance hall. There is an allocated parking space to the rear accessed by remote through electric gates to the side. The owners of the apartment have a valuable share in the freehold for the building, with the four other owners and manage its upkeep collectively, with a 20% share each, which means that you don't have to worry about costly lease extensions or expensive management company fees. The apartment is also being sold with no onward chain, so if you are looking for an apartment with some character, in a really convenient location, then early viewing is strongly advised.

Location

This apartment is located in a very convenient central location in Hertford and is just a few minutes walk to Hertford North Station, with a regular service to Moorgate via Finsbury Park and around ten minutes from Hertford East, servicing Liverpool Street. Hertford, the historic county town of Hertfordshire, has a very good range of facilities including shops, schools, newly upgraded theatre, castle with attractive grounds, sports clubs and also has many excellent restaurants and a lively night life. Hartham common has a sports centre and swimming pool, tennis courts, playing fields and a riverside running track. Hertford is surrounded by beautiful countryside so is an ideal place to live for keen walkers and cyclists. The road links are excellent with the A10 leading to the M25, and the A414 heading to the A1.

Accommodation

From the front a door leads into the communal hall. Stairs lead up to a landing where the front door leads into the:

Entrance Hall 13'11 x 4'3 (4.24m x 1.30m)

Wall-mounted electric heater.

Sitting Room 13'9 widest x 14'4 (4.19m widest x 4.37m)

Bay window to front with window seat. Window to side. Picture rail. TV aerial point. Wall-mounted electric heater.

Kitchen 9'2 x 9'1 (2.79m x 2.77m)

Two windows to rear. Kitchen units with roll-top worksurfaces and stainless steel sink unit. Electric oven, hob and extractor fan above. Space for fridge/freezer. Space and plumbing for washing-machine. Extractor.

Bedroom One 14'6 x 10'10 (4.42m x 3.30m)

Bay window to front with window seat. Wall-mounted electric heater.

Bedroom Two 13'2 x 8'3 (4.01m x 2.51m)

Window to rear. Telephone point. Wall-mounted heater.

Shower Room 8'5 x 8'1 (2.57m x 2.46m)

Frosted window to rear. Fitted double shower cubicle. Low-level WC. Wash-hand basin. Double shaver-socket. Heated towel-rail. Half-tiled walls. Tiled floor. Extractor fan. Airing cupboard with factory-lagged hot water cylinder and cold water tank.

Outside

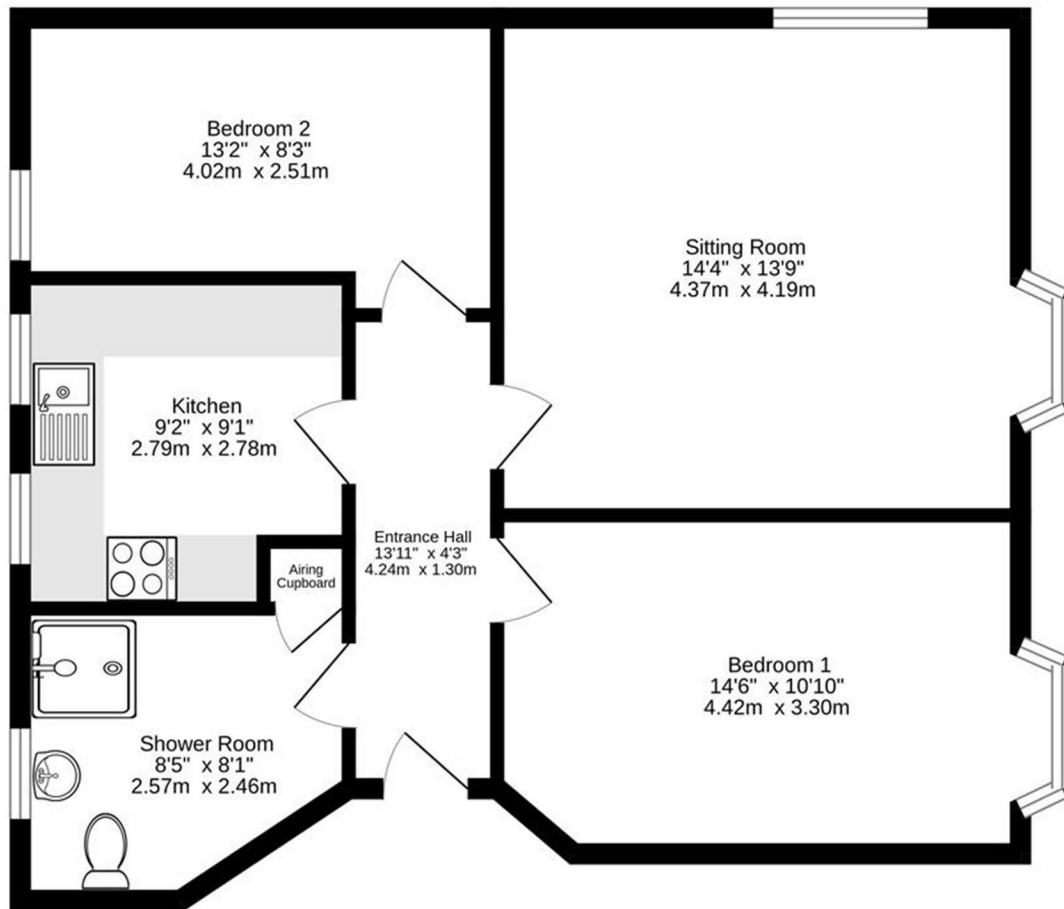
The property has an allocated parking space to the rear accessed by remote control through the electric gates to the side.

Services and Other Information

Mains water, drainage and electricity. Electric wall-mounted heaters. Grade II Listed. The owner has a share of the freehold with the other four flats, each having a 20% share of any upkeep, maintenance, buildings insurance, etc. This is managed by the five owners. Service Charge for the year ending 26th June 2025 £1,840. Council Tax Band C.



Ground Floor
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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