



Foxes Close, SG13 7UA
Hertford





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Kings of Hertford are pleased to present this two bedroom first floor apartment to rent. The property is situated within a secure purpose built modern development. The property consists of two bedrooms, kitchen, bathroom, living room, hallway and allocated parking. The property features electric heating and a large living room.

Kings of Hertford are pleased to present this CHAIN FREE FIRST FLOOR TWO BEDROOM APARTMENT for sale in the popular Foxholes Development.

This recently redecorated property is the ideal purchase for anyone looking for a quick and easy purchase. Foxes close offers amazing links to local amenities and with the property being situated in a private location any new owner gets the best of both worlds. One of the benefits is the close proximity to Hertford East Railway Station with the local train station being under 1 mile away there is a direct line into London just a short walk away. The property is also close to some of the areas most popular schools such as Middleton School (0.8 miles), Presales School (0.9 miles), Simon Balle All Through School (0.9 miles), Abel Smith School (1 mile) and many more all just a short walk or drive away. Hertford's Town Centre is less than a 5 minute drive away, which has a wide choice of supermarkets, banks, coffee shops, restaurants, and other high street shops to choose from.

The property comprises of a large lounge, kitchen, two bedrooms, family bathroom, allocated parking, entry phone system, storage cupboard, UPVC double glazed windows throughout. The property also has a C rated EPC certificate, a service charge of £1250 Per Annum (APPROX), Ground Rent Fee of £175 Per Annum (APPROX). The property currently has a 164 year lease but the seller is open to negotiations regarding selling the property with an extended lease.

£270,000



- TWO BEDROOM APARTMENT
- LEASEHOLD
- EXTENDED LEASE
- LARGE LOUNGE
- NEAR SOUGHT AFTER SCHOOLS

- CHAIN FREE
- ALLOCATED PARKING
- SOUGHT AFTER DEVELOPMENT
- CLOSE TO HERTFORD EAST RAILWAY STATION
- RECENTLY REDECORATED

Lounge 21'95 x 12'50 (6.40m x 3.66m)

Double glazed window at rear aspect, Two single radiators, Carpeted flooring, Phone point, TV aerial point, Power points, Coved ceiling.

Kitchen 8'77 x 7'09 (2.44m x 2.36m)

Double glazed window at front aspect, Tiled flooring, Tiled splash backs, Integrated oven, Electric hob, Integrated extractor fan, Sink with drainer unit, Space for fridge freezer, Plumbing for washing machine, Power points.

Bedroom One 8'73 x 11'44 (2.44m x 3.35m)

Double glazed window at rear aspect, Single radiator, carpeted flooring, Built in wardrobes, TV aerial point, Power points, Coved ceiling.

Bedroom Two 8'73 x 8'03 (2.44m x 2.51m)

Double glazed window at rear aspect, Single radiator, Carpeted flooring, TV aerial point, Power points.

Bathroom 6'81 x 7'06 (1.83m x 2.29m)

Tiled flooring, Extractor fan, Panel enclosed bath with electric shower, Wash basin with vanity unit under, Low level WC, Tiled walls.

Lease / Charges / Council Tax

Lease Length - 164 years

Service charge of £1250 Per Annum (APPROX)

Ground Rent Fee of £175 Per Annum (APPROX)

Council Tax Band C





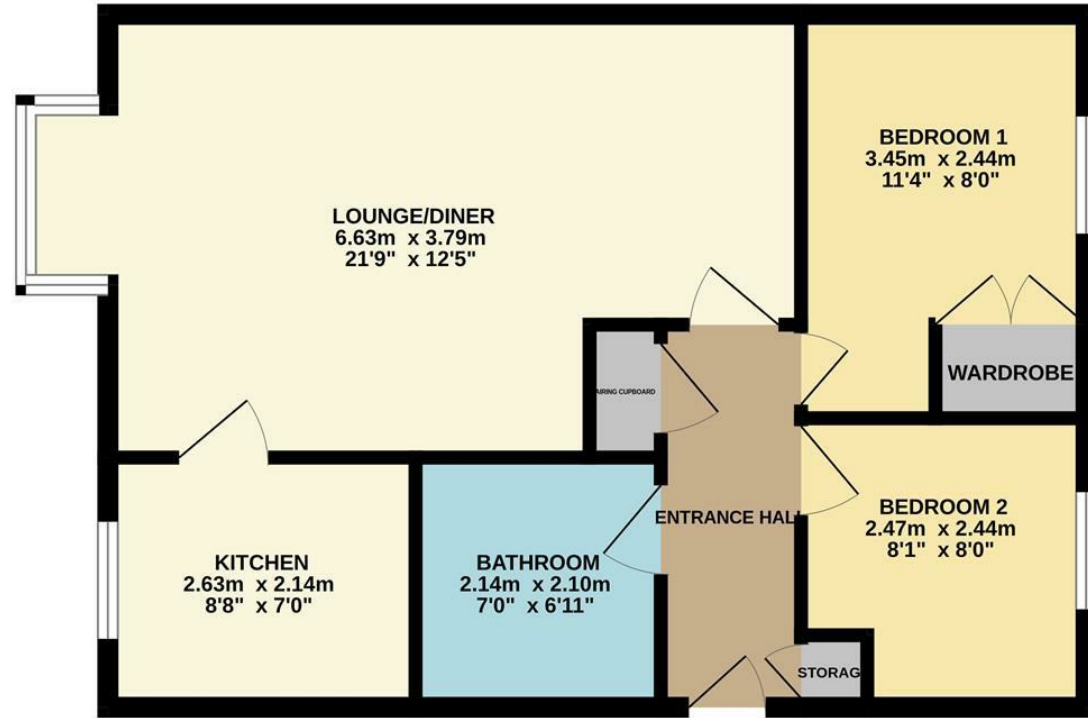
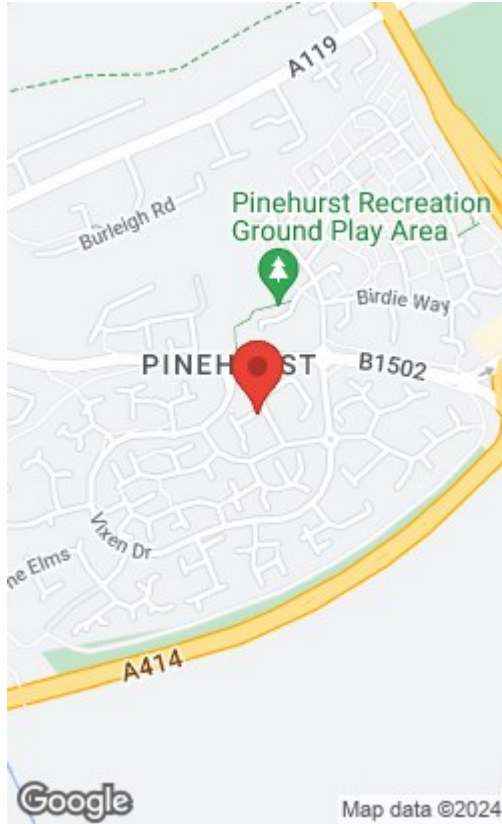
KE23 OTJ

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GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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